AGENDA

A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, May 14, 2025, at 5:15 pm. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.

ROLL CALL

MINUTES
April 23, 2025/Regular Meeting

TENANT and PUBLIC PARTICIPATION

RESOLUTIONS
None

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 April 23, 2025 Meeting

Present:	Vincent Brugger, Vice-Chairman Jacquetta Brown, Secretary Felicia Watson, Treasurer Terriciena Brown, Member Robin Johnson, Member @ 4:46 pm
Absent:	Shirley Adams, Chairman Thomas O'Neill, Assistant Secretary-Treasurer
Also Present:	Sandra Boothe, Executive Director Thomas Shanley, Accountant Joanna Longcore, Attorney

The Meeting of the Poughkeepsie Housing Authority was held on April 23, 2025, at 4:34 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

Public Hearing for Authorization for Use of Videoconferencing Under Open Meetings Law Section 103-a

Commissioner Watson made a motion to open the public hearing. Commissioner J. Brown seconded the motion. Motion passed. There were no members of the public present. Commissioner Watson made a motion to close the public hearing. Commissioner J. Brown seconded. Motion carried.

MINUTES

March 12, 2025/Regular Meeting: Commissioner Watson a motion to put the minutes on the floor. Commissioner Brown seconded. Motion passed unanimously. Commissioner T. Brown made a motion to accept the minutes. Commissioner J. Brown seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

None

RESOLUTIONS

Resolution 2025-07 Authorization for Use of Videoconferencing Under Open Meetings Law Section 103-a: Commissioner Watson made a motion to put the resolution on the floor. Commissioner J. Brown seconded. Motion passed. Ms. Longcore presented the resolution. She said there is an expiration date so we will see if that gets extended. If the PHA allows a member to attend by video conferencing, then you would have to allow the public to attend. A member could only use this in case of an emergency as defined in the open meeting laws. Commissioner Watson said that she would like to open the

meetings to attend virtually. Commissioner J. Brown asked if they would have to show their faces. Commissioner Watson said that would not. Ms. Longcore said that they would have to identify themselves if they were making public comments. Commissioner Watson made a motion to approve the resolution. Commissioner J. Brown seconded. Motion passed unanimously.

COMMITTEE REPORTS

Building and Security: No report.

Finance: Mr. Shanley presented the financials for February. For LIPH, the net surplus in Low Income Public Housing is $ 51,170.30 and the net surplus year-to-date is $234,743.32. We are leased at 111 of 117 for AMP 11 and 223 of 242 for AMP 22.

In Section 8, the net surplus is $7,743.85. Year-to-date, the net deficit is $114,760.83. We are leased 89 of 91 for HCV; 54 of 60 for VASH; and 9 of 18 for the Foster Youth to Independence.

Personnel: Commissioner Watson said that she sent over a draft of the evaluation for the Executive Director to Chairman Adams. She said that once she had received the Chairman's input, she would send it to the rest of the Board.

Tenant Relations: Commission Brown said that towing has started and there is much more resident parking.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe reported that the work order summary is in the packet. She also reported that the new laundry company will be starting on the laundry rooms. We hope to have it completed in two months. Vice-Chairman Brugger asked about the incidents we had at our sites.

At 4:48 pm, Commissioner Watson made a motion to go into Executive Session. Commissioner T. Brown seconded the motion. Meeting resumed at 4:55 pm.

The meeting was adjourned at 4:56 p.m.

I hereby certify that the minutes are true and correct and approved at the Meeting of May 14, 2025.

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Jaquetta Brown, Secretary

Poughkeepsie Housing Authority

4 Howard Street
Poughkeepsie, NY 12601
TEL (845) 485-8862
FAX (845) 485-2630

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 4/1/2025													
1105244	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 3A4	04/01/2025		04/01/2025	1	1.00	$0.00	$0.00	$0.00
1105245	Non-Emer	Closed	Errol Dias	Unit	159 Washington Street , Suite 6-1A	04/01/2025		04/01/2025	1	0.50	0.00	0.00	0.00
1105248	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 2A4	04/01/2025		04/01/2025	1	3.50	0.00	0.00	0.00
1105254	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 26	04/01/2025		04/04/2025	3	28.00	0.00	0.00	0.00
1105264	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls , Suite C-4	04/01/2025		04/02/2025	1	2.00	0.00	0.00	0.00
1105268	Non-Emer	Closed	Errol Dias	Unit	159 Washington Street , Suite 1-4A	04/01/2025		04/02/2025	1	0.50	0.00	0.00	0.00
1105269	Non-Emer	Closed	Errol Dias	Unit	159 Washington Street , Suite 2-2A	04/01/2025		04/01/2025	1	1.50	0.00	0.00	0.00
1105349	Non-Emer	Open	Nerec Diaz	Unit	120 Hudson Avenue , Suite 6A4	04/01/2025			41	0.00	0.00	0.00	0.00
1105350	Non-Emer	Open	Nerec Diaz	Unit	120 Hudson Avenue , Suite 3C2	04/01/2025			41	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**10.11**		**0.00**		**0.00**
Total Number of Work Orders:			9							**37.00**		**0.00**	
Open Date: 4/2/2025													
1105246	Non-Emer	Closed	Errol Dias	Unit	159 Washington Street , Suite 7-1A	04/02/2025		04/02/2025	1	0.50	0.00	0.00	0.00
1105255	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 1C6	04/02/2025		04/02/2025	1	1.00	0.00	0.00	0.00
1105263	Non-Emer	Open	Philip Otis	Unit	120 Hudson Avenue , Suite 1A14	04/02/2025			40	0.00	0.00	0.00	0.00
1105270	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 5-2B	04/02/2025		04/11/2025	9	0.25	0.00	0.00	0.00
1105273	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 3-3A	04/02/2025		04/14/2025	12	1.00	0.00	50.00	50.00
1105284	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 1A12	04/02/2025		04/08/2025	6	7.50	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**11.50**		**0.00**		**50.00**
Total Number of Work Orders:			6							**10.25**		**50.00**	
Open Date: 4/4/2025													
1105275	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 37	04/04/2025			38	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**38.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 4/8/2025													
1105277	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St. , Suite 2F	04/08/2025		04/11/2025	3	0.50	0.00	0.00	0.00
1105278	Non-Emer	Open	Philip Otis	Unit	120 Hudson Avenue , Suite 2A13	04/08/2025			34	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**18.50**		**0.00**		**0.00**
Total Number of Work Orders:			2							**0.50**		**0.00**	
Open Date: 4/9/2025													
1105279	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 1A1	04/09/2025		04/09/2025	1	1.50	0.00	0.00	0.00

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 4/9/2025													
1105280	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 1B5	04/09/2025		04/09/2025	1	1.50	$0.00	$0.00	$0.00
1105283	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 3B5	04/09/2025		04/10/2025	1	1.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**1.00**		**0.00**		**0.00**
Total Number of Work Orders:			3							**4.00**		**0.00**	
Open Date: 4/10/2025													
1105281	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 6-3A	04/10/2025		04/10/2025	1	0.75	0.00	0.00	0.00
1105282	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 6-2A	04/10/2025		04/10/2025	1	0.50	0.00	0.00	0.00
1105285	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 2A1	04/10/2025			32	0.00	0.00	0.00	0.00
1105287	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 2A3	04/10/2025			32	0.00	0.00	0.00	0.00
1105288	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 2A11	04/10/2025			32	0.00	0.00	0.00	0.00
1105289	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 2B1	04/10/2025			32	0.00	0.00	0.00	0.00
1105290	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 2A12	04/10/2025			32	0.00	0.00	0.00	0.00
1105291	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 2C2	04/10/2025			32	0.00	0.00	0.00	0.00
1105292	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 2C5	04/10/2025			32	0.00	0.00	0.00	0.00
1105293	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 1-10A	04/10/2025		04/10/2025	1	0.25	0.00	0.00	0.00
1105294	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 3A5	04/10/2025		04/11/2025	1	3.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**20.73**		**0.00**		**0.00**
Total Number of Work Orders:			11							**4.50**		**0.00**	
Open Date: 4/11/2025													
1105295	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street , Suite 3-1A	04/11/2025			31	0.00	0.00	0.00	0.00
1105296	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 3-1A	04/11/2025		04/11/2025	1	0.50	0.00	0.00	0.00
1105297	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 3A5	04/11/2025			31	0.00	0.00	0.00	0.00
1105298	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 36	04/11/2025		04/11/2025	1	1.00	0.00	0.00	0.00
1105299	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 3A11	04/11/2025		04/14/2025	3	1.50	0.00	0.00	0.00
1105300	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 6A4	04/11/2025		04/11/2025	1	1.50	0.00	0.00	0.00
1105313	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 12	04/11/2025		04/14/2025	3	2.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**10.14**		**0.00**		**0.00**
Total Number of Work Orders:			7							**6.50**		**0.00**	
Open Date: 4/12/2025													
1105249	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St. , Suite 1E	04/12/2025		04/14/2025	2	3.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**2.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**3.00**		**0.00**	
Open Date: 4/14/2025													
1105301	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 9A4	04/14/2025		04/15/2025	1	1.00	0.00	0.00	0.00
1105302	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 2A1	04/14/2025		04/14/2025	1	1.00	0.00	0.00	0.00
1105303	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St. , Suite 5F	04/14/2025		04/16/2025	2	2.00	0.00	0.00	0.00
1105304	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 25	04/14/2025		04/15/2025	1	2.00	0.00	0.00	0.00

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 4/14/2025													
1105305	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls , Suite C-3	04/14/2025		04/24/2025	10	3.00	$0.00	$0.00	$0.00
1105306	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 4	04/14/2025		04/15/2025	1	3.00	0.00	0.00	0.00
1105307	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 4B1	04/14/2025		04/14/2025	1	0.50	0.00	0.00	0.00
1105308	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 6B3	04/14/2025		04/15/2025	1	0.50	0.00	0.00	0.00
1105309	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street , Suite 1-12A	04/14/2025			28	0.00	0.00	0.00	0.00
1105310	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 1-12A	04/14/2025		04/14/2025	1	0.50	0.00	0.00	0.00
1105311	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 3A11	04/14/2025		04/14/2025	1	1.50	0.00	0.00	0.00
1105329	Non-Emer	Closed	Nerec Diaz	Unit	120 Hudson Avenue , Suite 1A13	04/14/2025		04/25/2025	11	11.00	0.00	0.00	0.00
1105330	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 1A13	04/14/2025		04/24/2025	10	7.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**5.31**		**0.00**		**0.00**
Total Number of Work Orders:			13							**33.00**		**0.00**	
Open Date: 4/15/2025													
1105314	Non-Emer	Closed	Philip Otis	Unit	120 Hudson Avenue , Suite 7C4	04/15/2025		04/17/2025	2	19.00	0.00	0.00	0.00
1105315	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street , Suite 4-2A	04/15/2025			27	0.00	0.00	0.00	0.00
1105316	Non-Emer	Open	Nerec Diaz	Unit	120 Hudson Avenue , Suite 7C4	04/15/2025			27	0.00	0.00	0.00	0.00
1105317	Non-Emer	Closed	Nerec Diaz	Unit	120 Hudson Avenue , Suite 1A13	04/15/2025		04/16/2025	1	15.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**14.25**		**0.00**		**0.00**
Total Number of Work Orders:			4							**34.00**		**0.00**	
Open Date: 4/16/2025													
1105318	Non-Emer	Closed	Nerec Diaz	Unit	159 Washington Street , Suite 7-4A	04/16/2025		04/16/2025	1	1.00	0.00	0.00	0.00
1105319	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 2B5	04/16/2025		04/16/2025	1	1.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**1.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**2.00**		**0.00**	
Open Date: 4/17/2025													
1105321	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St. , Suite 1A	04/17/2025		04/17/2025	1	1.00	0.00	0.00	0.00
1105322	Non-Emer	Closed	Charles Newman	Unit	120 Hudson Avenue , Suite 10B4	04/17/2025		04/17/2025	1	1.00	0.00	0.00	0.00
1105323	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 7C4	04/17/2025			25	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**9.00**		**0.00**		**0.00**
Total Number of Work Orders:			3							**2.00**		**0.00**	
Open Date: 4/21/2025													
1105324	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 1A3	04/21/2025		04/21/2025	1	1.00	0.00	0.00	0.00
1105325	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 4-6B	04/21/2025		04/21/2025	1	0.50	0.00	0.00	0.00
1105326	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 3-2A	04/21/2025		04/21/2025	1	2.50	0.00	0.00	0.00
1105339	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 29	04/21/2025			21	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**6.00**		**0.00**		**0.00**
Total Number of Work Orders:			4							**4.00**		**0.00**	

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 4/22/2025													
1105327	Non-Emer	Closed	Pete Martinson	Unit	159 Washington Street , Suite 5-2B	04/22/2025		04/23/2025	1	1.00	$0.00	$0.00	$0.00
1105332	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 6C5	04/22/2025			20	0.00	0.00	0.00	0.00
1105334	Non-Emer	Open	Philip Otis	Unit	159 Washington Street , Suite 3-4A	04/22/2025			20	0.00	0.00	0.00	0.00
1105336	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 4B6	04/22/2025			20	0.00	0.00	0.00	0.00
1105352	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 7C4	04/22/2025			20	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**16.20**		**0.00**		**0.00**
Total Number of Work Orders:			5							**1.00**		**0.00**	
Open Date: 4/23/2025													
1105338	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 41	04/23/2025		04/29/2025	6	2.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**6.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**2.00**		**0.00**	
Open Date: 4/24/2025													
1105333	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 18	04/24/2025		04/24/2025	1	1.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**1.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**1.00**		**0.00**	
Open Date: 4/25/2025													
1105328	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 10B5	04/25/2025		04/25/2025	1	1.00	0.00	0.00	0.00
1105331	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 47	04/25/2025		04/25/2025	1	3.00	0.00	0.00	0.00
1105335	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 37	04/25/2025			17	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**6.33**		**0.00**		**0.00**
Total Number of Work Orders:			3							**4.00**		**0.00**	
Open Date: 4/28/2025													
1105340	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 8A15	04/28/2025			14	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**14.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 4/29/2025													
1105337	Non-Emer	Closed	Nerec Diaz	Unit	120 Hudson Avenue , Suite 7C2	04/29/2025		04/30/2025	1	1.50	0.00	0.00	0.00
1105341	Non-Emer	Open	Charles Newman	Unit	11 Boulevard Knolls , Suite C-4	04/29/2025			13	0.00	0.00	0.00	0.00
1105342	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street , Suite 6-2A	04/29/2025			13	0.00	0.00	0.00	0.00
1105343	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 6C3	04/29/2025			13	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**10.00**		**0.00**		**0.00**
Total Number of Work Orders:			4							**1.50**		**0.00**	
Open Date: 5/1/2025													
1105348	Non-Emer	Open	Charles Newman	Common	Delafield St.	05/01/2025			11	0.00	0.00	0.00	0.00
1105354	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 29	05/01/2025			11	0.00	0.00	0.00	0.00

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 5/1/2025													
1105355	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street , Suite 7-3A	05/01/2025			11	0.00	$0.00	$0.00	$0.00
1105356	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street , Suite 3-4A	05/01/2025			11	0.00	0.00	0.00	0.00
1105357	Non-Emer	Open	Nerec Diaz	Unit	120 Hudson Avenue , Suite 5B2	05/01/2025			11	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**11.00**		**0.00**		**0.00**
Total Number of Work Orders:			5							**0.00**		**0.00**	
Open Date: 5/2/2025													
1105358	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 47	05/02/2025			10	0.00	0.00	0.00	0.00
1105359	Non-Emer	Open	Nerec Diaz	Unit	120 Hudson Avenue , Suite 3A1	05/02/2025			10	0.00	0.00	0.00	0.00
1105360	Non-Emer	Open	Philip Otis	Unit	120 Hudson Avenue , Suite 10C5	05/02/2025			10	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**10.00**		**0.00**		**0.00**
Total Number of Work Orders:			3							**0.00**		**0.00**	
Open Date: 5/5/2025													
1105344	Non-Emer	Open	Kevin Enright	Common	Hudson Ave. Smith St.	05/05/2025			7	0.00	0.00	0.00	0.00
1105345	Non-Emer	Open	Pete Martinson	Common	159 Washington Street	05/05/2025			7	0.00	0.00	0.00	0.00
1105347	Non-Emer	Open	Charles Newman	Site	378 Mansion Street	05/05/2025			7	0.00	0.00	0.00	0.00
1105367	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 2B1	05/05/2025			7	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**7.00**		**0.00**		**0.00**
Total Number of Work Orders:			4							**0.00**		**0.00**	
Open Date: 5/6/2025													
1105361	Non-Emer	Open	Charles Newman	Unit	378 Mansion St. , Suite 4D	05/06/2025			6	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**6.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 5/7/2025													
1105365	Non-Emer	Open	Charles Newman	Unit	11 Boulevard Knolls , Suite B-3	05/07/2025			5	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**5.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 5/8/2025													
1105368	Non-Emer	Open	Charles Newman	Unit	11 Boulevard Knolls , Suite C-3	05/08/2025			4	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**4.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 5/12/2025													
1105362	Non-Emer	Open	Henry Gonzalez	Unit	120 Hudson Avenue , Suite 8B3	05/12/2025			1	0.00	0.00	0.00	0.00
1105363	Non-Emer	Open	Henry Gonzalez	Unit	120 Hudson Avenue , Suite 9B5	05/12/2025			1	0.00	0.00	0.00	0.00
1105364	Non-Emer	Open	Henry Gonzalez	Unit	120 Hudson Avenue , Suite 1C5	05/12/2025			1	0.00	0.00	0.00	0.00
1105366	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 25	05/12/2025			1	0.00	0.00	0.00	0.00

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Average Days to Complete and Group Totals:									1.00		0.00		0.00
Total Number of Work Orders:	4									0.00		0.00	
Average Days to Complete and Grand Totals:									10.11		0.00		50.00
Work Orders Grand Total:	100									150.25		50.00	

Poughkeepsie Housing Authority

4 Howard Street

Poughkeepsie, NY 12601
TEL (845) 485-8862
FAX (845) 485-2630

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 3/1/2025													
1105232	Non-Emer	Open	Nerec Diaz	Unit	11 Boulevard Knolls , Suite B-4	03/01/2025			37	0.00	$0.00	$0.00	$0.00
1105233	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street , Suite 4-1B	03/01/2025			37	0.00	0.00	0.00	0.00
1105240	Non-Emer	Open	Pete Martinson	Unit	11 Boulevard Knolls , Suite F-4	03/01/2025			37	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**37.00**		**0.00**		**0.00**
Total Number of Work Orders:			3							**0.00**		**0.00**	
Open Date: 3/2/2025													
1105235	Non-Emer	Open	Nerec Diaz	Unit	120 Hudson Avenue , Suite 4A1	03/02/2025			36	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**36.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 3/3/2025													
1105238	Non-Emer	Open	Pete Martinson	Unit	11 Boulevard Knolls , Suite B-4	03/03/2025			35	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**35.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 3/11/2025													
1105230	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 1A12	03/11/2025		03/11/2025	1	6.00	0.00	0.00	0.00
1105231	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 9B5	03/11/2025		03/11/2025	1	1.58	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**1.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**7.58**		**0.00**	
Open Date: 3/13/2025													
1105262	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 6C4	03/13/2025			25	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**25.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 3/17/2025													
1105229	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls , Suite D-5	03/17/2025		03/21/2025	4	1.00	0.00	0.00	0.00
1105250	Non-Emer	Open	Charles Newman	Unit	159 Washington Street , Suite 5-6A	03/17/2025			21	0.00	0.00	0.00	0.00
1105251	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street , Suite 5-6A	03/17/2025			21	0.00	0.00	0.00	0.00
1105252	Non-Emer	Open	Errol Dias	Unit	159 Washington Street , Suite 5-6A	03/17/2025			21	0.00	0.00	0.00	0.00
1105253	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street , Suite 5-6A	03/17/2025			21	0.00	0.00	0.00	0.00

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Average Days to Complete and Group Totals:									**17.60**		**0.00**		**0.00**
Total Number of Work Orders:			5							**1.00**		**0.00**	
Open Date: 3/20/2025													
1105227	Non-Emer	Open	Pete Martinson	Unit	378 Mansion St. , Suite 3B	03/20/2025			18	0.00	$0.00	$0.00	$0.00
1105228	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 9B5	03/20/2025			18	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**18.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**0.00**		**0.00**	
Open Date: 3/21/2025													
1105226	Non-Emer	Open	Pete Martinson	Unit	109 Delafield Street , Suite 43	03/21/2025			17	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**17.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 3/26/2025													
1105241	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 29	03/26/2025			12	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**12.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 3/27/2025													
1105242	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 41	03/27/2025			11	0.00	0.00	0.00	0.00
1105243	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 10	03/27/2025			11	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**11.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**0.00**		**0.00**	
Open Date: 3/31/2025													
1105256	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 4A1	03/31/2025			7	0.00	0.00	0.00	0.00
1105257	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 5C3	03/31/2025			7	0.00	0.00	0.00	0.00
1105258	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 1A14	03/31/2025			7	0.00	0.00	0.00	0.00
1105259	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 1A14	03/31/2025			7	0.00	0.00	0.00	0.00
1105260	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 1A14	03/31/2025			7	0.00	0.00	0.00	0.00
1105261	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 1A14	03/31/2025			7	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**7.00**		**0.00**		**0.00**
Total Number of Work Orders:			6							**0.00**		**0.00**	
Open Date: 4/1/2025													
1105244	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 3A4	04/01/2025			6	0.00	0.00	0.00	0.00
1105245	Non-Emer	Open	Errol Dias	Unit	159 Washington Street , Suite 6-1A	04/01/2025			6	0.00	0.00	0.00	0.00
1105247	Non-Emer	Open	Charles Newman	Unit	11 Boulevard Knolls , Suite E-4	04/01/2025			6	0.00	0.00	0.00	0.00
1105248	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 2A4	04/01/2025			6	0.00	0.00	0.00	0.00
1105254	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street , Suite 26	04/01/2025			6	0.00	0.00	0.00	0.00

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days Open	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Average Days to Complete and Group Totals:									**6.00**		**0.00**		**0.00**
Total Number of Work Orders:	5									**0.00**		**0.00**	
Open Date: 4/2/2025													
1105246	Non-Emer	Open	Errol Dias	Unit	159 Washington Street , Suite 7-1A	04/02/2025			5	0.00	$0.00	$0.00	$0.00
1105255	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 1C6	04/02/2025			5	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**5.00**		**0.00**		**0.00**
Total Number of Work Orders:	2									**0.00**		**0.00**	
Average Days to Complete and Grand Totals:									**14.56**		**0.00**		**0.00**
Work Orders Grand Total:	32									**8.58**		**0.00**	