AGENDA

A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, September 10, 2025, at 5:15 pm. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.

ROLL CALL

MINUTES
August 20, 2025/Regular Meeting

TENANT and PUBLIC PARTICIPATION

RESOLUTIONS
2025-08 Amendment to Asset Disposition Policy and Procedures
2025-09 Section 8 Payment Standards
2025-10 Flat Rent

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 August 20, 2025 Meeting

Present:	Shirley Adams, Chairman Vincent Brugger, Vice-Chairman Jacquetta Brown, Secretary @ 5:20 p.m. Felicia Watson, Treasurer - virtual Terriciena Brown, Member Robin Johnson, Member
Absent:	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 August 20, 2025, at 5:17 p.m. virtually and at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

July 9, 2025/Regular Meeting: Vice-Chairman Brugger made a motion to put the minutes on the floor. Commissioner T. Brown seconded. Motion passed unanimously. Commissioner Watson asked about excused absences. She wanted to go on record that the two times she was absent, they were excused absences. Chairman Adams said that we should excuse the absences as they had been excused for Commissioner T. Brown in the past but going forward, we should check the By-Laws and make amendments if needed. Commissioner T. Brown made a motion to accept the minutes. Vice-Chairman Brugger seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

Commissioner Johnson said that tenant reached out about the meeting time. Commissioner T. Brown said that she also received a call from someone who was going to attend the meeting. Commissioner Watson said she had a call from a tenant who was going to come to the meeting on the original day, but she did not have her notes with her, so she did not remember her name.

Commissioner J. Brown said a tenant texted her to ask about a tenant at Boulevard Knolls who was having issues with her floor due to the roof repairs. Mr. Folscher said that the only thing he was aware of was damage that was caused by her air conditioner, but he would look into it.

RESOLUTIONS

None

COMMITTEE REPORTS

Building and Security: Mr. Folscher said that we were up to 45 vacant units but as of today, we have 11 of them done and will have 4 more done by next Friday. Chairman Adams asked how many have been done in the last month. Mr. Folscher said that we have 15 done, and it will be down to 30. The outside company is currently working on the three bad units at MLK Jr. and expect to have them done within the month. Chairman Adams asked how much who the company is. He replied that it is Antonios. He received three bids and their price was $42,000. They will also be cleaning them for that price. She asked who was supplying the materials. Mr. Folscher said that we are purchasing some and they will be purchasing some. She asked if it was clear as to what his responsibility and our responsibility is. Mr. Folscher replied yes. He went on to say that our maintenance team is working on apartments that have been out there too long. Chairman Adams asked if it is a good use of our time to work on the three that have been out there too long. Mr. Folscher said that these three were not too bad.

He also mentioned that we are going to be inspected by HUD. Ms. Boothe added that we do not have an official date. Chairman Adams asked if we are monitoring tenants who will soon be up for eviction to make sure that no additional damage is done. Commissioner Johnson asked if they were just inspecting Boulevard. Ms. Boothe replied that they are inspecting Hudson, Swartz, and Boulevard. Mr. Folscher also mentioned that we sent out letters stating that we would be charging for tenant-caused damage. Commissioner T. Brown asked if she would be able to go into the tenants' apartments with the inspections. Chairman Adams said that it might be a problem as the tenants were not notified of a commissioner being present.

Finance: Mr. Shanley presented the financials for July. The Net Surplus for the month of July in Low Income Public Housing is $444,760.88 and the Net Surplus YTD is $650,394.92. As of July 2025, we are leased at 104 of 117 in AMP 11 and 217 of 242 for AMP 22.

For Section 8, for the month of July, the net deficit is $7,721.22. Year-to-date, our Net Surplus is $108,304.53. As of July 31, we are leased at 84 of Housing Choice Vouchers, 56 for VASH, and 9 Foster Youth to Independence.

Chairman Adams asked how the attorney for RAD bills us. Mr. Shanley said they bill the hours as they provide service. Chairman Adams said that she requested information about six months ago for the Board and has not received it.

Personnel: Commissioner Watson said she hasn't received an evaluation from one individual but expects to have it by the next meeting.

Tenant Relations: Commissioner J. Brown said the Ondie James will be having a block party here on Saturday.

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe said Sunday there was a Choice Neighborhood Picnic at Pulaski Pool. It was a good event. Chairman Adams, Commissioner J. Brown, Commissioner T. Brown, and the Mayor attended along with a good number of the core team members. Tenants from Thurgood Marhsall and Martin Luther King Jr., tenant ambassadors and members of the community also attended. It was a very nice event, and the weather was beautiful. Commissioner Watson said that our tenant ambassadors are doing a wonderful job. The City and the PHA are going after the implementation grant. Chairman Adams said that she would like to go over the results of the tenant survey at the next meeting. Ms. Boothe said that she forward the results to all the Board members.

Beacon Properties is putting out a proposal for a surveyor for Hudson Gardens. They will give us an update once they receive the proposal.

Ms. Boothe said that she has a proposal for use of the MLK Jr. daycare from the same people who attempted to do daycare last year. She suggested they have a discussion at a work session. Commissioner Watson asked for any information she had to be forwarded to the Board.

Ms. Boothe gave an update on HUD, the Federal Government and the appropriations bill. The Senate and Congress are out on recess and will return in September to reconcile the Senate bill and the congressional bill. At this point, they are still looking at a 42% cut to Public Housing and Section 8. Commissioner Watson said that when she came back from that conference the handwriting was on the wall. While there is great advocacy at the National and local level, there are some things that are going to inevitable.

Commissioner T. Brown wanted to thank Ms. Boothe because she feel it's important the Board know how visible she has been in the few months. She wanted to commend Ms. Boothe on this. Commissioner J. Brown concurred.

Chairman Adams asked to open up the Tenant/Public Participation as tenants and others had arrived.

TENANT/PUBLIC PARTICIPATION (continued)

Zykia Davis of Hudson 7A5, along with her parents, came to speak on her pending eviction. She said that she is facing eviction because the drug task force raided her apartment. Ms. Davis said that her boyfriend was not residing at her house. She is trying to get more information to show that they did not find drugs in her apartment. Chairman Adams asked if her boyfriend was arrested. She said that he was, and he is still in jail. Commissioner Watson asked about the basis of her eviction since she no drugs were found in her apartment. Chairman Adams said that the matter should be handled by our legal counsel.

Laurie Sandow, a City Resident, talked about how Thurgood Marshall Terrace has lost county bus service. Commissioner Watson said that we could try to write letters, contact our local

officials, and advocate for our tenants. Chairman Adams suggested that we can bring this to the attention at the Choice meetings and have our ambassadors advocate. Vice-Chairman Brugger said that he thought Ms. Boothe could place a call to find out why the services have been cut.

CHAIRMAN'S REPORT

No report.

COUNSEL'S REPORT

No report.

OLD BUSINESS

None

NEW BUSINESS

None

The meeting was adjourned at 6:26 p.m.

DRAFT

I hereby certify that the minutes are true and correct and approved at the Meeting of September 10, 2025.

_____

Jaquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Resolution No. 2025-08

By Commissioner:_____

WHEREAS, the U.S. Department of Housing and Urban Development hereinafter called (HUD) requires that each Public Housing Authority develop, update, and adopt policies and procedures for operational purposes; and

WHEREAS, the Poughkeepsie Housing Authority hereinafter called (PHA) had previously developed an Asset Disposition Policy and Procedures and desires to update and amend the said policy.

NOW, THEREFORE,

Upon motion duly made, seconded and carried, it is

RESOLVED, that members of the PHA have reviewed the Asset Disposition Policy and Procedures attached to and made part of this resolution; and be it further

RESOLVED, that editions of the previous Asset Disposition Policy and Procedures be retired in full upon adoption of the new policy; and be it further

RESOLVED, that the members of the PHA desire to adopt this revised and amended PHA Asset Disposition Policy and Procedures upon execution of this resolution and authorize the Executive Director of the PHA to implement accordingly.

Seconded By:_____

AYES NAYS ABSTENTIONS

I hereby CERTIFY the foregoing to be a true and correct copy of Resolution No. 2025-08 duly adopted at the meeting of the Poughkeepsie Housing Authority on the 10th day of September 2025.

_____
Jacquetta Brown, Secretary

ASSET DISPOSITION POLICY & PROCEDURES

Disposition Policy

The policy and procedures for disposition of personal property sets forth guidelines for the Poughkeepsie Housing Authority when those assets become obsolete. The Poughkeepsie Housing Authority considers personal property to be maintenance and office equipment, supplies, computers and computer-related items, appliances or any other item purchased for the purpose of meeting goals and objectives of the agency.

Disposition Procedures

Personal property belonging to the Poughkeepsie Housing Authority shall not be sold at less than the fair value of the asset. The following procedures should be adhered to when disposing of obsolete property:

- All obsolete items which are to be considered for disposition must be authorized by the Executive Director (or his or her designee). A list containing each item and the estimated fair value of the item will be reviewed and signed by the Executive Director (or his or her designee). The list will be presented to the Board of Commissioners for approval.
- The fair value/estimated fair value of the asset will be calculated.
- If the estimated sales value of the asset is less than $1,000, the Executive Director (or his or her designee) may negotiate a sale in the open market. Any revenues from the sale of these items will be deposited into the project/program from which it was originally purchased.
- If the estimated sales value of the asset is between $1,000 and $5,000, the Executive Director (or his or her designee) may announce the sale of these items informally such as by telephone, email, or orally. A tabulation of the bids received shall be retained by the Poughkeepsie Housing Authority in accordance with the Poughkeepsie Housing Authority records retention policy. Any revenues from the sale of these items will be deposited into the project/program from which it was originally purchased.
- If the estimated sales value of the asset is more than $5,000, the Poughkeepsie Housing Authority shall formally advertise the bid. The advertisement for the bid will be placed at least 14 days prior to the award of the contract. A tabulation of the bids received shall be retained by the Poughkeepsie Housing Authority in accordance with the Poughkeepsie Housing Authority records retention policy. Any revenues from the sale of these items will be deposited into the project/program from which it was originally purchased.

Disposition Requirements for Equipment

The Poughkeepsie Housing Authority will perform the following in accordance with 2 CFR § 200.313(e).

- Items of Equipment with a current per unit fair market value of $5,000 or less may be retained, sold or otherwise disposed of with no further obligation to HUD as per 2 CFR § 200.313(e)(1).

- For those items of Equipment with a current market value of greater than $5,000, the Poughkeepsie Housing Authority must compensate HUD for its interest in the Equipment as follows and as per 2 CFR § 200.313(e)(2):

  HUD will be due an amount calculated by multiplying the current market value or proceeds from sale of the Equipment by the Federal awarding agency's percentage of participation in the cost of the original purchase. If the Equipment is sold, HUD may permit the Poughkeepsie Housing Authority to deduct and retain from HUD's share $500 or ten percent of the proceeds, whichever is less, for its selling and handling expenses.

  When submitting payments, the Poughkeepsie Housing Authority will follow the instructions outlined in Section 9 of PIH 2022-37.

- On a case-by-case basis, when the Poughkeepsie Housing Authority otherwise would be required to compensate HUD under section 6(C)(ii) of Notice PIH 2022-37, the Poughkeepsie Housing Authority may request that HUD grant an exception to the compensation requirement, per 2 CFR § 200.102(b). In electing to request an exception pursuant to 2 CFR § 200.102(b), the Poughkeepsie Housing Authority must follow the same process outlined in PIH Notice 2018-16 Regulatory Waivers.

Any obsolete assets will not be destroyed, abandoned or donated to another party without authorization of the Board of Commissioners. If the asset has no salvage value and a reasonable attempt to sell the item has been made, the Executive Director (or his or her designee) shall list the items and document efforts to sell the items. This list will be presented to the Board of Commissioners for approval to dispose of the assets.

Employees and their family, Board members and their family, and friends of employees are not eligible for the purchase of surplus personal property.

Once personal property has been sold or otherwise disposed of it may need to be removed from the fixed asset listing.

POUGHKEEPSIE HOUSING AUTHORITY
Resolution No. 2025-09

By Commissioner: _____

WHEREAS, the Fair Market Rents for fiscal year 2026 have been published and become effective on October 1, 2025; and

WHEREAS, the Poughkeepsie Housing Authority desires to set our Payment Standards at 110% of the published Fair Market Rents; and

NOW, THEREFORE,

Upon motion duly made, seconded and carried, it is

RESOLVED, that the Poughkeepsie Housing Authority authorizes and directs the Executive Director to set the Payment Standards at 110% of the published Fair Market Rents as follows:

0 BR	*1BR*	*2BR*	*3BR*	*4BR*	*5BR*
$ 1500	*$ 1,703*	*$ 2,176*	*$ 2,762*	*$ 2,963*	*$ 3,407*

Seconded By: _____

AYES NAYS ABSTENTIONS

I hereby CERTIFY the foregoing to be a true and correct copy of Resolution No.2025-09 duly adopted at the meeting of the Poughkeepsie Housing Authority on the 10th day of September 2025.

_____
Jacquetta Brown, Secretary

Proposed Section 8 Payment Standards for 2026 effective 10/1/2025

	Fair Market Rent 10/1/2025	110% FMR Proposed Payment Standards 10/1/2025	Current Payment Standards 110% FMR 10/1/204	Rent change Amount	% Change
Studio	$1,364	$1,500	$1,438	$62	4%
1 Bedroom	$1,549	$1,703	$1,641	$62	4%
2 bedroom	$1,979	$2,176	$2,097	$79	4%
3 bedroom	$2,511	$2,762	$2,676	$86	3%
4 bedroom	$2,694	$2,963	$2,894	$69	2%
5 bedroom	$3,098	$3,407	$3,328	$79	2%

Poughkeepsie Housing Authority
Payment Standards
October 1, 2025

Studio Apartment	$	1,500
1 Bedroom Apartment	$	1,703
2 Bedroom Apartment	$	2,176
3 Bedroom Apartment	$	2,762
4 Bedroom Apartment	$	2,963
5 Bedroom Apartment	$	3,407

Monthly rent payment includes heat, hotwater and electric

FY 2026 Fair Market Rent Documentation System

The FY 2026 Kiryas Joel-Poughkeepsie-Newburgh, NY MSA FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	$1,364	$1,549	$1,979	$2,511	$2,694
FY 2025 FMR	$1,308	$1,492	$1,907	$2,433	$2,631

Dutchess County, NY is part of the Kiryas Joel-Poughkeepsie-Newburgh, NY MSA, which consists of the following counties: Dutchess County, NY; and Orange County, NY. All information here applies to the entirety of the Kiryas Joel-Poughkeepsie-Newburgh, NY MSA.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent**: HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

   If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2026 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2026.

2. **Calculate the Basis for Recent Mover Adjustment Factor**: HUD calculates a recent mover adjustment factor by comparing an ACS 2023 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2019-2023 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

   HUD first examines recent movers who have moved within the current year of the ACS survey. If there is no reliable local area estimate, HUD then examines those who have moved into their residence within the current year or preceding year of the ACS survey. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

3. **Adjust for Inflation**: In order to calculate rents that are "as of" 2024, HUD applies a gross rent inflation adjustment factor using data from commercial rent data sources and the Consumer Price Index. HUD uses a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. HUD combines this local measure of rent inflation with either the local metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

   For areas without at least three of the six private rent data sources available, HUD uses a regional average of private rent inflation factors alongside the regional CPI rent of primary residence. HUD constructs the regional average by taking the rental unit weighted average of the change in rents of each area in a region that does have private rent data coverage. HUD averages the private and CPI shelter rent data with the year-to-year change in the CPI housing fuels and utilities index for the area in order to make the resulting inflation measure reflective of gross rents.

   The private and CPI gross rent update factors are then combined using a weighting scheme which controls the national weighted average of the private and CPI gross rent factors to the national change in the ACS recent mover gross rent. The resulting weights assigned are as follows: $\mathbf{W}_{2024} = 0.643$ assigned to the private gross rent factor and $(1\text{-}\mathbf{W}_{2024}) = 0.357$ assigned to the CPI gross rent factor.

4. **Calculate the Trend Factor**: To further inflate rents from CY2024 to FY2026, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2026.

5. **Multiply the Factors**: HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.

6. **Compare to the State minimum**: FY2026 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.

7. **Calculate Bedroom Ratios**: HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.

8. **Compare to Last Year's FMR**: FY2026 FMRs may not be less than 90% of FY2025 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. **Base Rent Calculation**
The following are the 2023 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA.

Area	ACS_{2023} 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS_{2023} 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA	$1,548	$38	$38 / $1,548=0.02455	6	0.02455 < .5 6 ≥ 4 Use ACS_{2023} 5-Year Kiryas Joel-Poughkeepsie-Newburgh, NY MSA 2-Bedroom

	Adjusted Standard Quality Gross Rent

Since the ACS_{2023} Margin of Error Ratio is less than .5, HUD uses the ACS_{2023} Kiryas Joel-Poughkeepsie-Newburgh, NY MSA value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

Area	FY2026 Base Rent
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA	$1,548

2. **Recent Mover Adjustment Factor Calculation**

A recent mover adjustment factor is applied based on the smallest area of geography containing Kiryas Joel-Poughkeepsie-Newburgh, NY MSA that has an ACS_{2023} 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

Area	ACS_{2023} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS_{2023} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA – ACS 1-year recent mover 2 Bedroom	$1,444	$1,390	0.963	1	0.963 > .5 Do Not Use ACS_{2023} 1-Year Kiryas Joel-Poughkeepsie-Newburgh, NY MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA – ACS 1-year recent mover All Bedroom	$1,494	$396	0.265	2	2 < 4 Do Not Use ACS_{2023} 1-Year Kiryas Joel-Poughkeepsie-Newburgh, NY MSA All Bedroom Adjusted Standard

Area	ACS_{2023} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS_{2023} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
					Quality Recent-Mover Gross Rent
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA – ACS 2-year recent mover 2 Bedroom	$1,562	$261	0.167	2	2 < 4 Do Not Use ACS_{2023} 1-Year Kiryas Joel-Poughkeepsie-Newburgh, NY MSA 2 Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA – ACS 2-year recent mover All Bedroom	$1,619	$123	0.076	5	0.076 < .5 5 ≥ 4 Use ACS_{2023} 1-Year Kiryas Joel-Poughkeepsie-Newburgh, NY MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The calculation of the relevant Recent-Mover Adjustment Factor for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA is as follows:

ACS_{2023} 5-Year Area	ACS_{2023} 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS_{2023} 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA – All Bedroom	$1,441	$1,619

Area	Ratio	Recent-Mover Adjustment Factor
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA	$1,619 / $1,441 =1.124	1.1235 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.1235

3. **Inflation Adjustment Factor Calculation**

A gross rent inflation adjustment factor is applied based on a weighted average of a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since Kiryas Joel-Poughkeepsie-Newburgh, NY MSA is covered by at least 3 private data sources, a local-based private rent factor is applied. Furthermore, since Kiryas Joel-Poughkeepsie-Newburgh, NY MSA is covered by a local-CPI rent area, a Local-based CPI gross rent factor is applied.

Components of 2024 Inflation Adjustment Factor for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA					
	R_{2024}= Shelter Rent Change, 2023 to 2024	**U_{2024} = CPI Annual Utilities Change, 2023 to 2024**	**C_{2024} = ACS Utility Cost as a Percent of Gross Rent**	**Gross Rent Inflation Factor Calculation = (R_{2024} x (1-C_{2024}) + U_{2024} x C_{2024})**	**Inflation Factor Type**
P_{2024}= Private Inflation Factor	1.04419	1.07697	0.15916	(1.04419 * 0.84084) + (1.076966 * 0.1592)= 1.04941	Local
CPI_{2024}= CPI Inflation Factor	1.04651	1.07697	0.15916	(1.04651 * 0.8408) + (1.07697 * 0.1592)= 1.05136	Local

The 2024 Gross Rent Inflation Factor for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA is computed as follows:

= **CPI_{2024}** x (1-**W_{2024}**) + **P_{2024}** x **W_{2024}**

= (1.05136 x 0.356965956) + (1.04941 x 0.643034044)

= (0.3753) + (0.674806)

= **1.05010**

4. **Trend Factor Adjustment**
The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2024 to 2026 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2026.

	Trend Factor	Trend Factor Type
Trend Factor	1.08334	Local

5. **Combination of Factors**
The FY 2026 2-Bedroom Fair Market Rent for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA is calculated as follows:

Area	Base Rent		Recent-Mover Adjustment Factor		Annual 2023 to 2024 Gross Rent Inflation Adjustment		Trending 2024 to FY2026		FY 2026 2-Bedroom FMR
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA	$1,548	*	1.1235	*	1.05010	*	1.08334	=	$1,979

6. **State Minimum Comparison**
In keeping with HUD policy, the preliminary FY 2026 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2026 2-Bedroom FMR	FY 2026 New York State Minimum	Final FY2026 2-Bedroom FMR
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA	$1,979	$973	$1,979 ≥ $973 Use Kiryas Joel-Poughkeepsie-Newburgh, NY MSA FMR of $1,979

7. **Bedroom Ratios Application**
Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2026 FMRs By Unit Bedrooms

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	$1,364	$1,549	$1,979	$2,511	$2,694

8. **Comparison to Previous Year**
The FY2026 FMRs for each bedroom size must not be below 90% of the FY2025 FMRs.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2025 FMR	$1,308	$1,492	$1,907	$2,433	$2,631
FY2025 floor	$1,178	$1,343	$1,717	$2,190	$2,368
FY 2026 FMR	$1,364	$1,549	$1,979	$2,511	$2,694
Use FY2025 floor for FY2026?	No	No	No	No	No

Final FY2026 Rents for All Bedroom Sizes for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA

Final FY 2026 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2026 FMR	$1,364	$1,549	$1,979	$2,511	$2,694

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:
http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2026_code/2026summary.odn?&year=2026&fmrtype=Final&selection_type=county&fips=3602799999

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan

areas):

Albany County, NY
Allegany County, NY
Bronx County, NY
Broome County, NY
Cattaraugus County, NY

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2026 Metropolitan FMR Area:

Kiryas Joel-Poughkeepsie-Newburgh, NY MSA

Select Metropolitan FMR Area

POUGHKEEPSIE HOUSING AUTHORITY
Resolution No. 2025-10

By Commissioner: _____

WHEREAS, the Poughkeepsie Housing Authority (hereinafter called PHA), previously amended its flat rent policies to comply with the statutory changes contained within, Public Law 113-76, the Fiscal year 2014 Appropriation Act; and

WHEREAS, the PHA set the flat rental amount for reach public housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent; and

WHEREAS, the new flat rental amount will apply to all new program admissions and current residents that pay the flat rent amount will be offered that new flat rent amount as well as the income based amount at the next recertification; and

NOW, THEREFORE,

Upon motion duly made, seconded and carried, it is

RESOLVED, that the Executive Director of the PHA is hereby authorized, empowered, and directed to implement the attached Flat Rent Schedule effective January 1, 2026 as the Flat Rents to be charged for like size units at the PHA as selected by the leaseholder.

Seconded By: _____

AYES NAYS ABSTENTIONS

I hereby CERTIFY the foregoing to be a true and correct copy of Resolution No. 2025-10 duly adopted at the meeting of the Poughkeepsie Housing Authority on the 10th day of September 2025.

_____
Jacquetta Brown, Secretary

Proposed Flat Rents for 2026:

	Fair Market Rent 10/1/2025	Proposed Flat Rent 80% of Fair Market Rent (FMR) Effective 1/1/2026	Current Flat Rent Effective 1/1/2025	Rent change Amount	% Change
Studio	$1,364	$1,091	$1,046	$45	4%
1 Bedroom	$1,549	$1,239	$1,193	$46	4%
2 bedroom	$1,979	$1,583	$1,525	$58	4%
3 bedroom	$2,511	$2,008	$1,946	$62	3%
4 bedroom	$2,694	$2,155	$2,104	$51	2%
5 bedroom	$3,098	$2,478	$2,420	$58	2%

Poughkeepsie Housing Authority
Flat Rent Schedule
January 1, 2026

Studio Apartment	----------	$	1,091
1 Bedroom Apartment	----------	$	1,239
2 Bedroom Apartment	----------	$	1,583
3 Bedroom Apartment	----------	$	2,008
4 Bedroom Apartment	----------	$	2,155
5 Bedroom Apartment	----------	$	2,478

Monthly rent payment includes heat, hotwater and electric

FY 2026 Fair Market Rent Documentation System

The FY 2026 Kiryas Joel-Poughkeepsie-Newburgh, NY MSA FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	$1,364	$1,549	$1,979	$2,511	$2,694
FY 2025 FMR	$1,308	$1,492	$1,907	$2,433	$2,631

Dutchess County, NY is part of the Kiryas Joel-Poughkeepsie-Newburgh, NY MSA, which consists of the following counties: Dutchess County, NY; and Orange County, NY. All information here applies to the entirety of the Kiryas Joel-Poughkeepsie-Newburgh, NY MSA.

Fair Market Rent Calculation Methodology

Show/Hide Methodology Narrative

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent**: HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

   If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2026 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2026.

2. **Calculate the Basis for Recent Mover Adjustment Factor**: HUD calculates a recent mover adjustment factor by comparing an ACS 2023 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2019-2023 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

   HUD first examines recent movers who have moved within the current year of the ACS survey. If there is no reliable local area estimate, HUD then examines those who have moved into their residence within the current year or preceding year of the ACS survey. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

3. **Adjust for Inflation**: In order to calculate rents that are "as of" 2024, HUD applies a gross rent inflation adjustment factor using data from commercial rent data sources and the Consumer Price Index. HUD uses a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. HUD combines this local measure of rent inflation with either the local metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

   For areas without at least three of the six private rent data sources available, HUD uses a regional average of private rent inflation factors alongside the regional CPI rent of primary residence. HUD constructs the regional average by taking the rental unit weighted average of the change in rents of each area in a region that does have private rent data coverage. HUD averages the private and CPI shelter rent data with the year-to-year change in the CPI housing fuels and utilities index for the area in order to make the resulting inflation measure reflective of gross rents.

   The private and CPI gross rent update factors are then combined using a weighting scheme which controls the national weighted average of the private and CPI gross rent factors to the national change in the ACS recent mover gross rent. The resulting weights assigned are as follows: $\mathbf{W}_{2024} = 0.643$ assigned to the private gross rent factor and $(1-\mathbf{W}_{2024}) = 0.357$ assigned to the CPI gross rent factor.

4. **Calculate the Trend Factor**: To further inflate rents from CY2024 to FY2026, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2026.

5. **Multiply the Factors**: HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.

6. **Compare to the State minimum**: FY2026 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.

7. **Calculate Bedroom Ratios**: HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.

8. **Compare to Last Year's FMR**: FY2026 FMRs may not be less than 90% of FY2025 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. **Base Rent Calculation**
The following are the 2023 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA.

Area	ACS_{2023} 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS_{2023} 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA	$1,548	$38	$38 / $1,548=0.02455	6	0.02455 < .5 6 ≥ 4 Use ACS_{2023} 5-Year Kiryas Joel-Poughkeepsie-Newburgh, NY MSA 2-Bedroom

	Adjusted Standard Quality Gross Rent

Since the ACS_{2023} Margin of Error Ratio is less than .5, HUD uses the ACS_{2023} Kiryas Joel-Poughkeepsie-Newburgh, NY MSA value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

Area	FY2026 Base Rent
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA	$1,548

2. **Recent Mover Adjustment Factor Calculation**

A recent mover adjustment factor is applied based on the smallest area of geography containing Kiryas Joel-Poughkeepsie-Newburgh, NY MSA that has an ACS_{2023} 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

Area	ACS_{2023} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS_{2023} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA – ACS 1-year recent mover 2 Bedroom	$1,444	$1,390	0.963	1	0.963 > .5 Do Not Use ACS_{2023} 1-Year Kiryas Joel-Poughkeepsie-Newburgh, NY MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA – ACS 1-year recent mover All Bedroom	$1,494	$396	0.265	2	2 < 4 Do Not Use ACS_{2023} 1-Year Kiryas Joel-Poughkeepsie-Newburgh, NY MSA All Bedroom Adjusted Standard

Area	ACS_{2023} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS_{2023} 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
					Quality Recent-Mover Gross Rent
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA – ACS 2-year recent mover 2 Bedroom	$1,562	$261	0.167	2	2 < 4 Do Not Use ACS_{2023} 1-Year Kiryas Joel-Poughkeepsie-Newburgh, NY MSA 2 Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA – ACS 2-year recent mover All Bedroom	$1,619	$123	0.076	5	0.076 < .5 5 ≥ 4 Use ACS_{2023} 1-Year Kiryas Joel-Poughkeepsie-Newburgh, NY MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The calculation of the relevant Recent-Mover Adjustment Factor for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA is as follows:

ACS_{2023} 5-Year Area	ACS_{2023} 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS_{2023} 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA – All Bedroom	$1,441	$1,619

Area	Ratio	Recent-Mover Adjustment Factor
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA	$1,619 / $1,441 =1.124	1.1235 ≥ 1.0 Use calculated Recent-Mover Adjustment Factor of 1.1235

3. **Inflation Adjustment Factor Calculation**

A gross rent inflation adjustment factor is applied based on a weighted average of a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since Kiryas Joel-Poughkeepsie-Newburgh, NY MSA is covered by at least 3 private data sources, a local-based private rent factor is applied. Furthermore, since Kiryas Joel-Poughkeepsie-Newburgh, NY MSA is covered by a local-CPI rent area, a Local-based CPI gross rent factor is applied.

Components of 2024 Inflation Adjustment Factor for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA					
	R_{2024}= Shelter Rent Change, 2023 to 2024	**U_{2024} = CPI Annual Utilities Change, 2023 to 2024**	**C_{2024} = ACS Utility Cost as a Percent of Gross Rent**	**Gross Rent Inflation Factor Calculation = (R_{2024} x (1-C_{2024}) + U_{2024} x C_{2024})**	**Inflation Factor Type**
P_{2024}= Private Inflation Factor	1.04419	1.07697	0.15916	(1.04419 * 0.84084) + (1.076966 * 0.1592)= 1.04941	Local
CPI_{2024}= CPI Inflation Factor	1.04651	1.07697	0.15916	(1.04651 * 0.8408) + (1.07697 * 0.1592)= 1.05136	Local

The 2024 Gross Rent Inflation Factor for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA is computed as follows:

= $\mathbf{CPI}_{2024}$ x (1-$\mathbf{W}_{2024}$) + $\mathbf{P}_{2024}$ x $\mathbf{W}_{2024}$

= (1.05136 x 0.356965956) + (1.04941 x 0.643034044)

= (0.3753) + (0.674806)

= **1.05010**

4. **Trend Factor Adjustment**
The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2024 to 2026 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2026.

	Trend Factor	Trend Factor Type
Trend Factor	1.08334	Local

5. **Combination of Factors**
The FY 2026 2-Bedroom Fair Market Rent for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA is calculated as follows:

Area	Base Rent		Recent-Mover Adjustment Factor		Annual 2023 to 2024 Gross Rent Inflation Adjustment		Trending 2024 to FY2026		FY 2026 2-Bedroom FMR
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA	$1,548	*	1.1235	*	1.05010	*	1.08334	=	$1,979

6. **State Minimum Comparison**
In keeping with HUD policy, the preliminary FY 2026 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2026 2-Bedroom FMR	FY 2026 New York State Minimum	Final FY2026 2-Bedroom FMR
Kiryas Joel-Poughkeepsie-Newburgh, NY MSA	$1,979	$973	$1,979 ≥ $973 Use Kiryas Joel-Poughkeepsie-Newburgh, NY MSA FMR of $1,979

7. **Bedroom Ratios Application**
Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2026 FMRs By Unit Bedrooms

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	$1,364	$1,549	$1,979	$2,511	$2,694

8. **Comparison to Previous Year**
The FY2026 FMRs for each bedroom size must not be below 90% of the FY2025 FMRs.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY2025 FMR	$1,308	$1,492	$1,907	$2,433	$2,631
FY2025 floor	$1,178	$1,343	$1,717	$2,190	$2,368
FY 2026 FMR	$1,364	$1,549	$1,979	$2,511	$2,694
Use FY2025 floor for FY2026?	No	No	No	No	No

Final FY2026 Rents for All Bedroom Sizes for Kiryas Joel-Poughkeepsie-Newburgh, NY MSA

Final FY 2026 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2026 FMR	$1,364	$1,549	$1,979	$2,511	$2,694

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:
http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2026_code/2026summary.odn?&year=2026&fmrtype=Final&selection_type=county&fips=3602799999

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan

areas):

Albany County, NY
Allegany County, NY
Bronx County, NY
Broome County, NY
Cattaraugus County, NY

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2026 Metropolitan FMR Area:

Kiryas Joel-Poughkeepsie-Newburgh, NY MSA

Select Metropolitan FMR Area

Financial Review

August 2025

Low-Income Program (10)

REVENUES:

A/C 311000 Revenues- HUD PHA Grant - is **$82,255.00** for the month and **$849,431.00 YTD.**

Low-Income Program (10)

EXPENSES:

- A/C 443003 **Landscape & Grounds–** is **over** budget for the month by **$12,500**. We are outsourcing the outside landscaping so we can focus our manpower on vacant apartments for the months of July-September.
- A/C 443004 **Unit Turnaround–** is **over** budget for the month by **$11,150.00**. We are outsourcing the cleaning of apartments to supplement our manpower as we reduce our vacancies to a more acceptable level.
- A/C 457000 – **Collection Loss** YTD is **-$64,924.88**.

The Net Deficit for the month of August is **$136,097.72** and Net Surplus YTD is **$514,269.30**.

Note: As of August 31, 2025, we are leased at **107 of 117 (91.5%) for AMP 11** and **216 of 242 (89.3%) for AMP 22**. Overall, we are **323 of 359 (90.0%) units** that are leased up.

Low-Income Program (10)

Balance Sheet (as of 8/31/25):

- Cash and Investments decreased by $101,249.34 compared to the same time last year.
- Total Accounts Receivable-Tenants increased compared to last year by $144,828.70.
- Total Accounts Receivable - Other decreased by $12,356.54.
- Total Current Assets have decreased from last year by $3,287.98.
- Fixed Assets increased by $82,299.11.
- Accumulated Depreciation has increased by $422,996.00.
- Total Current Liabilities shows an increase of $74,981.84 as compared to the same time last year.
- Total Non-Current Liabilities have increased from last year by $8,857.81.

- Current Year Net Assets are the Net Surplus or Net Deficit for the fiscal year. Our Net Surplus for this year is $514,269.30. This is an increase in the surplus from the same time last year by $386,820.35.

Section 8 Program (20)

REVENUES:

- Total Revenues were **$196,595.68** for August and **$1,063,806.86 YTD**.

EXPENSES:

- Total Expenses were **$202,062.54** for August and **$960,969.19 YTD**.

- For the month of August, the Net Deficit is $5,466.86. For Year to Date, our Net Surplus is $102,837.67.

Section 8 Program (20)

Balance Sheet as of 8/31/25:

- The Total Cash and Investments have increased by $60,933.79 over last year.
- Accounts Receivable-Other decreased by $17,518.01 against the year prior.
- Current Assets decreased by $12,766.15.
- Total Current Liabilities increased by $5,990.02 over same time last year.
- Total Non-Current Liabilities has increased by $8,260.74.
- Current Year Net Assets have increased from last year by $53,354.75.

Note: As of August 31, we are leased at **83 of 91 for HCV; 57 of 60 for VASH; and 9 of 18 for the Foster Youth to Independence (FYI) vouchers**.

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2026-Month End August 2025

		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	$ 182,411.21	$ 5,966.63	3.4%	$ 882,222.92	$ 80,916.06	$ 963,138.98	$ 995,730.49	$ (32,591.51)	-3.3%
311500.0	Reinstated Tenant Rental	583.33	114.29	(469.04)	-80.4%	2,916.67	(2,317.79)	598.88	1,048.26	(449.38)	-42.9%
345000.0	Fraud Recovery	3,500.00	408.00	(3,092.00)	-88.3%	17,500.00	3,978.00	21,478.00	4,783.00	16,695.00	349.0%
345100.0	Reinstate- Fraud Recovery	83.33	-	(83.33)	-100.0%	416.67	(416.67)	-	-	-	
312000.0	Excess Utilities - A/C	4,166.67	3,940.00	(226.67)	-5.4%	20,833.33	305.67	21,139.00	17,294.15	3,844.85	22.2%
312500.0	Reinstated Excess utilities	-	-	-		-	-	-	-	-	
319000.0	Non-Dwelling Income - Rental Fees	6,166.67	1,200.00	(4,966.67)	-80.5%	30,833.33	(8,923.21)	21,910.12	21,442.80	467.32	2.2%
340100.0	Revenues-Hud Pha Grant	176,164.11	82,255.00	(93,909.11)	-53.3%	880,820.56	(31,389.56)	849,431.00	868,376.00	(18,945.00)	-2.2%
340400.0	Revenues-Other Government	-	-	-		-	-	-	-	-	
343000.0	Interest - unrestricted	1,666.67	1,616.53	(50.14)	-3.0%	8,333.33	159.16	8,492.49	12,980.30	(4,487.81)	-34.6%
348000.0	Insurance Proceeds	-	-	-		-	14,331.66	14,331.66	52,294.11	(37,962.45)	-72.6%
349000.0	Gain or Loss on Sale of Fixed Assets	-	-	-		-	-	-	-	-	
369000.0	Other Income- Late Fees	3,500.00	2,665.82	(834.18)	-23.8%	17,500.00	6,724.46	24,224.46	17,389.75	6,834.71	39.3%
369001.0	Maintenance Income	725.00	470.00	(255.00)	-35.2%	3,625.00	3,056.67	6,681.67	3,481.52	3,200.15	91.9%
369002.0	Capital Fund Income	21,638.92	-	(21,638.92)	-100.0%	108,194.58	236,491.42	344,686.00	-	344,686.00	#DIV/0!
369004.0	Laundry	200.00	-	(200.00)	-100.0%	1,000.00	(1,000.00)	-	-	-	
369100.0	Reinstated Other Income	-	-	-		-	-	-	221.16	(221.16)	-100.0%
Total Revenues:		$ 394,839.28	$ 275,080.85	$ (119,758.43)	-30.3%	$ 1,974,196.39	$ 301,915.87	$ 2,276,112.26	$ 1,995,041.54	281,070.72	14.1%
Expenses:											
411000.0	Admin Salaries	$ 45,323.64	$ 59,656.20	$ 14,332.56	31.6%	$ 226,618.19	$ (13,711.48)	$ 212,906.71	$ 202,911.38	9,995.33	4.9%
412000.0	Compensated Absence Expense	316.67	-	(316.67)	-100.0%	1,583.33	(1,583.33)	-	-	-	
413000.0	Legal	3,823.75	3,823.75	-	0.0%	19,118.75	-	19,118.75	19,118.75	-	
414010.0	Staff Training	-	-	-		-	-	-	-	-	
415000.0	Travel	1,000.00	4.57	(995.43)	-99.5%	5,000.00	(4,866.94)	133.06	11.68	121.38	1039.2%
417100.0	Auditing	2,366.67	8,160.00	5,793.33	244.8%	11,833.33	(3,673.33)	8,160.00	-	8,160.00	#DIV/0!
417200.0	Advertising & Marketing	100.00	-	(100.00)	-100.0%	500.00	(500.00)	-	-	-	
418200.0	Admin Benefits	24,438.77	17,602.89	(6,835.88)	-28.0%	122,193.84	(45,857.74)	76,336.10	55,599.70	20,736.40	37.3%
419000.0	Other Admin Exp	258.33	196.94	(61.39)	-23.8%	1,291.67	(14.78)	1,276.89	1,744.71	(467.82)	-26.8%
419010.0	Telephone	1,583.33	2,490.62	907.29	57.3%	7,916.67	325.57	8,242.24	7,834.21	408.03	5.2%
419030.0	Eviction & Collection	5,333.33	4,466.00	(867.33)	-16.3%	26,666.67	(5,904.67)	20,762.00	24,140.00	(3,378.00)	-14.0%
419040.0	Office Supplies	833.33	664.11	(169.22)	-20.3%	4,166.67	(1,166.64)	3,000.03	2,209.04	790.99	35.8%
419050.0	Memberships & Publications	166.67	-	(166.67)	-100.0%	833.33	799.15	1,632.48	882.75	749.73	84.9%
419060.0	Postage	1,000.00	-	(1,000.00)	-100.0%	5,000.00	(740.00)	4,260.00	4,269.85	(9.85)	-0.2%
419070.0	Administrative Contracts	5,250.00	2,509.69	(2,740.31)	-52.2%	26,250.00	(1,834.58)	24,415.42	26,962.77	(2,547.35)	-9.4%
419080.0	Bank Charges for NSF Checks	-	-	-		-	-	-	-	-	
419090.0	Freight	8.33	-	(8.33)	-100.0%	41.67	(41.67)	-	-	-	
421000.0	Tenant Serv Salaries	-	-	-		-	-	-	-	-	
422000.0	Tenant Serv Recreation, Pub.	-	-	-		-	-	-	-	-	
422200.0	Tenant Serv Benefits	-	-	-		-	-	-	-	-	
423100.0	Tenant Serv Other	700.00	-	(700.00)	-100.0%	3,500.00	(3,500.00)	-	539.93	(539.93)	-100.0%
431000.0	Water	16,333.33	-	(16,333.33)	-100.0%	81,666.67	(33,881.46)	47,785.21	49,372.84	(1,587.63)	-3.2%
431100.0	Sewer	13,333.33	-	(13,333.33)	-100.0%	66,666.67	(27,685.23)	38,981.44	40,357.35	(1,375.91)	-3.4%
432000.0	Electric	40,083.33	53,672.23	13,588.90	33.9%	200,416.67	(33,928.06)	166,488.61	156,349.33	10,139.28	6.5%
433000.0	Gas	21,500.00	7,987.14	(13,512.86)	-62.9%	107,500.00	(36,544.68)	70,955.32	49,323.08	21,632.24	43.9%
441000.0	Maint Labor	69,341.13	77,827.03	8,485.90	12.2%	346,705.63	(50,982.43)	295,723.20	334,950.60	(39,227.40)	-11.7%
442000.0	Maint Materials	47,500.00	50,997.43	3,497.43	7.4%	237,500.00	(77,909.85)	159,590.15	203,097.25	(43,507.10)	-21.4%
443000.0	Maint Contracts	13,333.33	2,740.50	(10,592.83)	-79.4%	66,666.67	(2,021.27)	64,645.40	61,314.99	3,330.41	5.4%
443002.0	Auto Maintenance	2,000.00	1,579.68	(420.32)	-21.0%	10,000.00	(4,726.49)	5,273.51	6,145.69	5,273.51	#DIV/0!
443003.0	*Landscape & Grounds*	-	12,500.00	12,500.00		-	18,000.00	18,000.00	-	18,000.00	#DIV/0!
443004.0	Unit Turnaround	-	11,150.00	11,150.00		-	11,150.00	11,150.00	-	11,150.00	#DIV/0!
443005.0	Extermination	2,000.00	1,994.00	(6.00)	-0.3%	10,000.00	(572.06)	9,427.94	7,976.00	1,451.94	18.2%
443006.0	Janitorial	-	-	-		-	465.00	465.00	-	465.00	#DIV/0!
443100.0	Garbage/ Trash Removal	7,833.33	7,909.21	75.88	1.0%	39,166.67	(7,879.03)	31,287.64	33,129.45	(1,841.81)	-5.6%
443300.0	Maint Labor Benefits	38,194.73	26,904.03	(11,290.70)	-29.6%	190,973.65	(75,329.26)	115,644.39	133,494.41	(17,850.02)	-13.4%
444001.0	Plumbing	3,916.67	2,682.15	(1,234.52)	-31.5%	19,583.33	(11,181.33)	8,402.00	25,606.89	(17,204.89)	-67.2%
444002.0	Electrical	983.33	2,222.81	1,239.48	126.0%	4,916.67	(1,790.60)	3,126.07	4,761.43	(1,635.36)	-34.3%

Poughkeepsie Housing Authority
LIPH- (10)
Fiscal Year 2026-Month End August 2025

		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
444003.0	Heating & Cooling	3,333.33	4,304.82	971.49	29.1%	16,666.67	(12,211.85)	4,454.82	12,674.37	(8,219.55)	-64.9%
444004.0	Elevator Maintenance	633.33	569.39	(63.94)	-10.1%	3,166.67	(871.72)	2,294.95	5,361.51	(3,066.56)	-57.2%
446000.0	Prot Serv - Labor	-	-	-		-	-	-	-	-	
448000.0	Prot Serv - Contract	2,500.00	3,437.50	937.50	37.5%	12,500.00	2,817.50	15,317.50	7,645.00	7,672.50	100.4%
448200.0	Prot Serv - Benefits	-	-	-		-	-	-	-	-	
451000.0	All Other Insurance	1,666.67	-	(1,666.67)	-100.0%	8,333.33	9,954.67	18,288.00	21,040.00	(2,752.00)	-13.1%
451001.0	Property Insurance	25,555.04	28,845.91	3,290.87	12.9%	127,775.21	60,252.28	188,027.48	182,826.03	5,201.45	2.8%
451002.0	Liability Insurance	10,430.19	12,635.10	2,204.91	21.1%	52,150.94	47,090.42	99,241.36	62,405.20	36,836.16	59.0%
451003.0	Fidelity Bond	119.25	-	(119.25)	-100.0%	596.25	(596.25)	-	702.19	(702.19)	-100.0%
451004.0	Workmen's Comp	2,242.65	-	(2,242.65)	-100.0%	11,213.26	14,691.75	25,905.01	23,731.32	2,173.69	9.2%
452000.0	PILOT	8,750.00	8,433.00	(317.00)	-3.6%	43,750.00	(1,585.00)	42,165.00	43,410.00	(1,245.00)	-2.9%
454000.0	OPEB-Admin	-	-	-		-	-	-	-	-	
454001.0	OPEB-Maintenance	-	-	-		-	-	-	-	-	
457000.0	Collection Loss	17,500.00	(10,544.16)	(28,044.16)	-160.3%	87,500.00	(152,424.88)	(64,924.88)	47,289.76	(112,214.64)	-237.3%
457100.0	Bad Debt - Other	-	-	-		-	-	-	-	-	
459000.0	Other General Expense	416.67	1.96	(414.71)	-99.5%	2,083.33	(1,953.24)	130.09	995.76	(865.67)	-86.9%
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	-	3,754.07	3,754.07		-	3,754.07	3,754.07	7,407.37	(3,653.30)	-49.3%
480000.0	Deptreciation Expense for Enterprise	-	-	-		-	-	-	-	-	
752000.0	Replacement	-	-	-		-	-	-	-	-	
754000.0	Additions	-	-	-		-	-	-	-	-	
Total Expenses:		$ 442,002.48	$ 411,178.57	$ (30,823.91)	-7.0%	$ 2,210,012.38	$ (448,169.42)	$ 1,761,842.96	$ 1,867,592.59	$ (99,603.94)	-5.3%
Net Surplus / (Net Deficit):		$ (47,163.20)	$ (136,097.72)	$ (88,934.52)		$ (235,815.99)	$ 750,085.29	$ 514,269.30	$ 127,448.95	$ 380,674.66	298.7%

Balance Sheet - Detail
Federal Low Income

		Current Year 8/31/2025	Prior Year 8/31/2024	Change In Position
	Assets			
Cash & Investments				
111108	ERAP Funds	100.00	100.00	0.00
111110	General Fund (dev - Operation)	64,519.06	106,645.75	(42,126.69)
111111	Payroll Cash Account	(183.76)	629.93	(813.69)
111112	Money Market Operating Account	194,206.67	194,513.89	(307.22)
111113	Operating Money Market	403,434.25	455,665.53	(52,231.28)
111400	Tenants Security Deposit Fund	140,528.07	141,295.07	(767.00)
111403	Tenant Disbursement AC	16,657.11	32,037.96	(15,380.85)
111700	Petty Cash Fund	100.00	100.00	0.00
116200	Interfund Tranfer	612.00	(0.85)	612.85
116210	Investment-Cd	248,250.66	238,486.12	9,764.54
Total Cash & Investements		**1,068,224.06**	**1,169,473.40**	**(101,249.34)**
Accounts Receivable - Tenants				
112200	A/R Tenants	753,880.87	602,032.15	151,848.72
112210	Allowance For Doubtful Accts-Tenants	(330,935.98)	(325,956.96)	(4,979.02)
112220	Deposit Receivable	9,605.78	11,646.78	(2,041.00)
Total Accounts Receivable - Tenants		**432,550.67**	**287,721.97**	**144,828.70**
Accounts Receivable - Other				
112800	Outstanding Travel Advances	2,774.05	0.00	2,774.05
112900	A/R Other	10,003.89	22,134.74	(12,130.85)
112912	Allowance for Doubtful-Other	(4,949.74)	(1,950.00)	(2,999.74)
Total Accounts Receivable - Other		**7,828.20**	**20,184.74**	**(12,356.54)**
Current Assets				
121100	Prepaid Insurance	0.00	0.00	0.00
121108	Prepaid Exp	0.00	1,827.04	(1,827.04)
126000	Inventories - Materials	51,553.93	66,959.73	(15,405.80)
127500	Allowance For Obsolete Inventories	(1,031.08)	(1,339.19)	308.11
129500	Interfund Due From	(76,794.81)	(90,431.56)	13,636.75
Total Current Assets		**(26,271.96)**	**(22,983.98)**	**(3,287.98)**
Fixed Assets				
140010	Leasehold Improvements	4,243,433.62	4,154,266.02	89,167.60
140060	Land	337,280.00	337,280.00	0.00
140070	Buildings	34,151,153.95	34,145,653.95	5,500.00
140080	Funiture and EMDwell	999,842.27	979,282.85	20,559.42
140090	Furniture and EMAdmin	963,581.14	996,509.05	(32,927.91)
Subtotal Fixed Assets		**40,695,290.98**	**40,612,991.87**	**82,299.11**
Less: Accumulated Depreciation		**0.00**	**0.00**	**0.00**
Total Fixed Assets		**40,695,290.98**	**40,612,991.87**	**82,299.11**
Accumulated Depreciation				
140050	Accumulated Depreciation-Structures And Equipment	(38,061,430.17)	(37,638,434.17)	(422,996.00)
Total Accumulated Depreciation		**(38,061,430.17)**	**(37,638,434.17)**	**(422,996.00)**
190001	**Deferred Outflow of Resources**	**962,244.83**	**957,846.46**	4,398.37
Total Assets		**5,078,436.61**	**5,386,800.29**	**(308,363.68)**

Balance Sheet - Detail
Federal Low Income

		Current Year 8/31/2025	Prior Year 8/31/2024	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	66,313.26	(5,263.70)	71,576.96
211400	Tenant Security Deposits Payable	151,890.85	156,635.65	(4,744.80)
211499	Payroll Payable	1,837.07	701.94	1,135.13
211500	SUI	266.00	(6,916.21)	7,182.21
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	75.21	0.00
211741	SEIU Union Local 74	0.00	0.00	0.00
211750	ERS	2,960.36	854.54	2,105.82
211751	ERS Loan	(2,783.72)	(677.90)	(2,105.82)
211753	AFLAC	0.00	0.00	0.00
211756	NYS Deferred Comp	0.00	0.00	0.00
211760	Dutchess Scu	(1,135.13)	0.00	(1,135.13)
211769	Commissioner of Taxation and Finance	(1,201.94)	(1,201.94)	0.00
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	9,196.17	8,228.70	967.47
220000	Deferred Revenue	0.00	0.00	0.00
229000	Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities		**221,839.21**	**146,857.37**	**74,981.84**
Non-Current Liabilities				
213511	Accrued Compensated Absences-Non Current	174,727.18	156,345.32	18,381.86
213701	Accrued Current Pilot	42,165.00	43,410.00	(1,245.00)
214000	Accrued Pension and OPEB liabilities	2,944,639.70	2,953,188.75	(8,549.05)
Total Non-Current Liabilities		**3,161,531.88**	**3,152,944.07**	**8,587.81**
290001	**Deferred Inflow of Resources**	**1,573,652.07**	**1,332,126.32**	
Total Liability		**4,957,023.16**	**4,631,927.76**	**325,095.40**
Equity				
Equity/Net Assets				
271000	Prior Years Adj	0.00	0.00	0.00
280600	Undesignated Fund Balance-retained Earnings	(392,855.85)	627,423.58	(1,020,279.43)
Total: Equity/Net Assets		**(392,855.85)**	**627,423.58**	**(1,020,279.43)**
Current Year Net Assets		514,269.30	127,448.95	**386,820.35**
Total Equity		**121,413.45**	**754,872.53**	**(633,459.08)**
Total Liabilities and Net Assets		**5,078,436.61**	**5,386,800.29**	**(308,363.68)**

Poughkeepsie Housing Authority
Section 8-(20)
Fiscal Year 2026-Month End August 2025

		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	$ 16,790.00	$ 18,639.00	$ 1,849.00	11.0%	$ 67,160.00	$ 28,277.00	$ 95,437.00	$ 87,275.00	$ 8,162.00	8.6%
340400	Revenues-Other Government Grants	-	-	-		-	-	-	-	-	
341000	Section 8 Income	148,095.00	165,573.00	17,478.00	11.8%	592,380.00	313,560.00	905,940.00	707,948.00	197,992.00	21.9%
343000	Investment income-Unrestricted	3.33	5.28	1.95	58.4%	13.33	5.85	19.18	18.77	0.41	2.1%
343500	Investment income-Restricted	-	-	-		-	-	-	-	-	
345000	Fraud Recovery	-	-	-		-	189.43	189.43	-	189.43	100.0%
369300	Other Admin Fees	14,957.89	12,378.40	(2,579.49)	-17.2%	59,831.57	2,389.68	62,221.25	70,243.82	(8,022.57)	-12.9%
Total Revenues:		$ 179,846.23	$ 196,595.68	$ 16,749.45	9.3%	$ 719,384.91	$ 344,421.95	$ 1,063,806.86	$ 865,485.59	$ 198,321.27	18.6%
Expenses:											
411000	Admin Salaries	$ 7,367.52	$ 10,023.09	$ 2,655.57	36.0%	$ 29,470.08	$ 5,465.01	$ 34,935.09	$ 32,635.26	$ 2,299.83	6.6%
412000	Compensated Absences	100.00	-	(100.00)	-100.0%	400.00	(400.00)	-	-	-	
413000	Legal	225.00	201.25	(23.75)	-10.6%	900.00	(95.00)	805.00	1,006.25	(201.25)	-25.0%
414010	Staff Training	333.33	-	(333.33)	-100.0%	1,333.33	(1,333.33)	-	-	-	
415000	Travel	8.33	1.86	(6.47)	-77.7%	33.33	12.14	45.47	4.64	40.83	89.8%
417100	Auditing	966.67	3,840.00	2,873.33	297.2%	3,866.67	(26.67)	3,840.00	-	3,840.00	100.0%
418200	Admin Benefits	4,312.78	3,598.96	(713.82)	-16.6%	17,251.12	(2,163.20)	15,087.92	15,700.19	(612.27)	-4.1%
419000	Other Admin Exp	-	-	-		-	-	-	-	-	
419010	Telephone	131.67	152.15	20.48	15.6%	526.67	235.68	762.35	751.13	11.22	1.5%
419030	Eviction & Collection	-	-	-		-	-	-	-	-	
419040	Office Supplies	125.00	-	(125.00)	-100.0%	500.00	(423.53)	76.47	29.05	47.42	62.0%
419050	Memberships & Publications	50.00	311.90	261.90	523.8%	200.00	588.36	788.36	985.96	(197.60)	-25.1%
419060	Postage	316.67	-	(316.67)	-100.0%	1,266.67	473.33	1,740.00	1,740.00	-	
419070	Administrative Contracts	666.67	-	(666.67)	-100.0%	2,666.67	2,475.20	5,141.87	6,884.79	(1,742.92)	-33.9%
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	1,158.91	1,528.19	369.28	31.9%	4,635.64	11,295.43	15,931.07	25,460.60	(9,529.53)	-59.8%
451003	Fidelity Bond	13.25	-	(13.25)	-100.0%	53.00	(53.00)	-	286.81	(286.81)	#DIV/0!
451004	Workmen's Comp	-	-	-		-	193.26	193.26	177.04	16.22	8.4%
452000	PILOT	-	-	-		-	-	-	-	-	
454000	OPEB-Admin	-	-	-		-	-	-	-	-	
457000	Collection Loss	-	-	-		-	-	-	-	-	
457100	Bad Debt-Other	-	-	-		-	-	-	-	-	
459000	Other General Expense	3,125.05	3,884.14	759.09	24.3%	12,500.22	9,518.81	22,019.03	14,200.82	7,818.21	35.5%
461000	Extraordinary Maint	-	-	-		-	-	-	-	-	
471500	HAP	102,968.09	111,713.00	8,744.91	8.5%	411,872.35	122,208.65	534,081.00	478,631.13	55,449.87	10.4%
471501	HAP - Port Outs	39,079.83	55,298.00	16,218.17	41.5%	156,319.33	111,299.97	267,619.30	171,585.00	96,034.30	35.9%
471520	Portability In-HAP Payment	14,063.33	11,510.00	(2,553.33)	-18.2%	56,253.33	1,649.67	57,903.00	65,924.00	(8,021.00)	-13.9%
471800	FSS Escrow	-	-	-		-	-	-	-	-	
480000	Depreciation	-	-	-		-	-	-	-	-	
752000	Replacement	-	-	-		-	-	-	-	-	
754000	Additions	-	-	-		-	-	-	-	-	
Total Expenses:		$ 175,012.10	$ 202,062.54	$ 27,050.44	15.5%	$ 700,048.40	$ 260,920.79	$ 960,969.19	$ 816,002.67	$ 144,966.52	15.1%
Net Surplus / (Net Deficit):		$ 4,834.13	$ (5,466.86)	$ (10,300.99)		$ 19,336.50	$ 83,501.17	$ 102,837.67	$ 49,482.92	$ 53,354.75	

Balance Sheet - Detail
Section 8

		Current Year 8/31/2025	Prior Year 8/31/2024	Change in Position
	Assets			
Cash & Investments				
111110	General Fund (dev - Operation)	124,821.96	63,928.60	60,893.36
111401	FSS Escrow Fund	1,617.09	1,576.66	40.43
116200	Interfund Transfer	0.00	0.00	0.00
Total Cash & Investements		**126,439.05**	**65,505.26**	**60,933.79**
Accounts Receivable - Tenants				
112100	Fraud Recovery	17,101.00	17,101.00	0.00
112110	Allowance for Doubtful	(17,101.00)	(17,101.00)	0.00
Total Accounts Receivable - Tenants		**0.00**	**0.00**	**0.00**
Accounts Receivable - Other				
112900	A/R Other	27,678.98	18,534.00	9,144.98
112912	Allowance for Doubtful-Other	(27,642.56)	(19,129.00)	(8,513.56)
113540	Accounts Receivable-PHA Projects	27,597.44	45,746.87	(18,149.43)
Total Accounts Receivable - Other		**27,633.86**	**45,151.87**	**(17,518.01)**
Current Assets				
121100	Prepaid Insurance	0.00	0.00	0.00
121108	Prepaid Exp	0.00	10.00	(10.00)
129500	Interfund Due From	(15,698.88)	(2,942.73)	(12,756.15)
Total Current Assets		**(15,698.88)**	**(2,932.73)**	**(12,766.15)**
Fixed Assets				
140090	Furniture and EMAdmin	0.00	0.00	0.00
Subtotal Fixed Assets		**0.00**	**0.00**	**0.00**
Less: Accumulated Depreciation		**0.00**	**0.00**	**0.00**
Total Fixed Assets		**0.00**	**0.00**	**0.00**
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**	**59,439.17**	**59,241.54**	197.63
Total Assets		**197,813.20**	**166,965.94**	**30,649.63**
	Liabilities and Net Assets			
Liability				
Current Liabilities				
211030	A/P PHA Projects	570.00	570.00	0.00
211040	A/P-Other Gov't	927.53	886.50	41.03
211100	A/P Vendors and Contractors	5,611.82	1,452.05	4,159.77
211450	Deferred Revenue	0.00	0.00	0.00
211500	SUI	0.00	0.00	0.00
211900	A/P Other	(31.00)	0.00	(31.00)
211995	A/P - Section 8	1,415.00	0.00	1,415.00
212000	Accrued Payroll	0.00	0.00	0.00
213510	Accrued Compensated Absences-Current Portion	880.18	474.36	405.82
218100	FSS Escrow Payable	0.00	0.60	(0.60)
229000	Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities		**9,373.53**	**3,383.51**	**5,990.02**
Non-Current Liabilities				
213511	Accrued Compensated Absences-Non Current	17,723.47	9,012.78	8,710.69
214000	Accrued Pension and OPEB liabilities	155,525.30	155,975.25	(449.95)
Total Non-Current Liabilities		**173,248.77**	**164,988.03**	**8,260.74**
290001	**Deferred inflow of resources**	**79,069.93**	**68,217.68**	10,852.25
Total Liability		**261,692.23**	**236,589.22**	**25,103.01**
Equity				
Equity/Net Assets				
280600	Undesignated Fund Balance-Retained Earnings	(412,544.02)	(364,933.52)	(47,610.50)
282600	RS Operating Res - Section 8 HAP	245,827.32	245,827.32	0.00
Total: Equity/Net Assets		**(166,716.70)**	**(119,106.20)**	**(47,610.50)**
Current Year Net Assets		102,837.67	49,482.92	**53,354.75**
Total Equity		**(63,879.03)**	**(69,623.28)**	**5,744.25**
Total Liabilities and Net Assets		**197,813.20**	**166,965.94**	**30,847.26**

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: 08/01/2025													
1105858	Non-Emer	Open	Pete Martinson	Unit	N/A - 159 Washington Street , Suite 5-2B	08/01/2025			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: 08/06/2025													
1105833	Non-Emer	Open	Pete Martinson	Unit	11 Boulevard Knolls , Suite D-1	08/06/2025			33	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**33.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 08/08/2025													
1105836	Non-Emer	Open	Kevin Enright	Unit	N/A - 120 Hudson Avenue , Suite 10B3	08/08/2025			31	0.00	0.00	0.00	0.00
1105838	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue , Suite 8A3	08/08/2025			31	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**31.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**0.00**		**0.00**	
Open Date: 08/12/2025													
1105841	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 7A3	08/12/2025			27	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**27.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 08/13/2025													
1105842	Non-Emer	Open	Charles Newman	Unit	11 Boulevard Knolls , Suite B-3	08/13/2025			26	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**26.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 08/20/2025													
1105839	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 2C1	08/20/2025			19	0.00	0.00	0.00	0.00
1105844	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 8A11	08/20/2025			19	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**19.00**		**0.00**		**0.00**
Total Number of Work Orders:			2							**0.00**		**0.00**	
Open Date: 08/22/2025													
1105840	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 7A2	08/22/2025			17	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:									**17.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 08/25/2025													
1105843	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue , Suite 1C5	08/25/2025			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: 08/26/2025													
1105845	Non-Emer	Open	Charles Newman	Unit	11 Boulevard Knolls , Suite A-3	08/26/2025			13	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:									**13.00**		**0.00**		**0.00**
Total Number of Work Orders:			1							**0.00**		**0.00**	
Open Date: 08/27/2025													
1105857	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue , Suite 7A4	08/27/2025			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**	
Average Days to Complete and Grand Totals:									**23.33**		**0.00**		**0.00**
Work Orders Grand Total:			12							**0.00**		**0.00**	