

AGENDA

A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, March 12, 2025 at 5:15 p.m. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.

ROLL CALL

MINUTES

February 12, 2025/Regular Meeting

TENANT and PUBLIC PARTICIPATION

RESOLUTIONS

2025-04 Contracts with Spin Cycle for Laundry Vending Services

2025-05 FY 2026 Federal Operating Budget

2025-06 Management Health Insurance

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 February 12, 2025 Meeting

Present: Shirley Adams, Chairman
Vincent Brugger, Vice-Chairman
Jacquetta Brown, Secretary
Felicia Watson, Treasurer @ 5:22 pm
Robin Johnson, Member
Terriciens Brown, Member

Absent: Thomas O'Neill, Assistant Secretary-Treasurer

Also Present: Sandra Boothe, Executive Director
Thomas Shanley, Accountant
Joanna Longcore, Attorney
Jason Folscher, Maintenance Supervisor

The Meeting of the Poughkeepsie Housing Authority was held on February 12, 2025, at 5:19 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

January 29, 2025/Regular Meeting: Commissioner J. Brown made a motion to put the minutes on the floor. Vice-Chairman Brugger seconded. Motion passed unanimously. Vice-Chairman Brugger made a motion to accept the minutes. Commissioner J. Brown seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

None.

RESOLUTIONS

Resolution 2025-01 MOU with Beacon Communities: Vice-Chairman Brugger made a motion to put the resolution on the floor. Commissioner J. Brown seconded. Motion passed. This is the MOU that was voted on in December. This is to formalize that vote. Commissioner J. Brown made a motion to approve the resolution. Commissioner Watson seconded. Motion passed unanimously.

Resolution 2025-02 Contract with Vince's Auto Body Works for Towing: Vice-Chairman Brugger made a motion to put the resolution on the floor. Commissioner J. Brown seconded. Motion carried. Ms. Boothe presented the resolution to have Vince's Auto Body Works tow for our sites. They are licensed in the City of Poughkeepsie. Vice-Chairman Brugger asked if they hold them on their own lot. Ms. Boothe replied that they do. Commissioner J. Brown asked about the fees. Ms. Boothe replied they must follow

city ordinances. Commissioner Watson asked about the million-dollar insurance requirement. Ms. Boothe replied that yes, we would get a copy of their insurance certificate before we sign the contract. Commissioner Watson asked about visitor parking and holidays or events. Ms. Boothe replied that we have visitors' parking and for big events, we contact the tow company and instruct them not to tow on the day of the event. We will be giving the residents ample notice and time to make sure they have their parking stickers. Mr. Folscher added that signs will be posted, and the tow company does give notice before towing. Commissioner J. Brown asked that when we send out the notices to the residents, she would like the ordinance included so the tenants are informed. Ms. Boothe confirmed that it would. Commissioner J. Brown made a motion to accept the resolution. Vice-Chairman Brugger seconded. Motion carried.

Resolution 2025-03 Vacated Arrears Write-offs: Vice-Chairman Brugger made a motion to put the resolution on the floor. Commissioner J. Brown seconded. Motion passed unanimously. Ms. Boothe said that this is to write off the arrears of tenants who have moved out. It does not mean that we do not try to collect. We put the balance out on the HUD system so that the tenant will not be eligible for assistance if they still owe us. Vice-Chairman Brugger asked if many of these were due to COVID. Ms. Boothe replied that the majority of them are due to the COVID rent moratorium. Commissioner Johnson asked about some of the high balances. Ms. Boothe replied that some of those tenants did not pay rent from March 2020 till the time they moved out. Chairman Adams said that this why she had such difficulty with us managing a new property. She asked Mr. Shanley if we did not have HUD subsidy, how long we would last. He replied that we could not run on just the rents. Chairman Adams said this could not happen in the new RAD development as it could not sustain this type of loss. Vice-Chairman Brugger asked how we can stop these types of losses when the judges are reluctant to evict. Chairman Adams said that we need to have a stronger front-end piece. Ms. Longcore said that Hudson River Housing has the same issues. She said that this is still COVID effects. She feels that part of it will get better. Commissioner J. Brown made a motion to accept the resolution. Commissioner T. Brown seconded. Motion passed unanimously.

Vice-Chairman Brugger suggested a workshop to deal with the high amounts of vacated arrears. He felt that they could explore how to tighten the screening process without violating anyone's rights. Commissioner T. Brown said that Resident Councils would be helpful. Commissioner Watson said that we need to take accountability and put systems into place to get the necessary results.

COMMITTEE REPORTS

Building and Security: Chairman Adams asked if everything was good with moving the tenants back in at MLK Jr. Mr. Folscher replied that everyone is back, and we are in the process of reimbursing for food loss. Chairman Adams thanked Mr. Folscher, Ms. Boothe; Ms. McKenna, Mr. Shanley, Commissioner T. Brown, and Commissioner Watson for pitching in and getting everything taken care of.

Finance: Mr. Shanley presented the financials for January. The net deficit for the month is \$81,003.10 and the net surplus for the year to date is \$183,573.02. We are leased at 110 of 117 for AMP 11 and 225 of 242 for AMP 22. Overall, we are 335 of 359 units leased.

In Section 8 for the month of December the net deficit is \$10,156.74 and for year to date, our net deficit is \$122,504.68. We are leased at 86 of 91 for HCV, 54 of 60 for VASH and 8 of 18 for Foster Youth to Independence vouchers.

Chairman Adams wanted to clarify her coffee comment. She said that was just frivolous. Her concern is that there is no line item for promotion or publicity. She said that the budget needs to be tweaked as we have had the same budget for years, and we need to add an additional line item. Commissioner Watson suggested a workshop to discuss this so that all the Commissioners understand.

Commissioner J. Brown asked if we could do a Zoom meeting for the work session. Ms. Longcore said that if we have the quorum, it must be public as there could be a vote. She said that the By-Laws would need to be amended for virtual meetings. Commissioner J. Brown asked if we put the Zoom link up for the public, could we have the meeting. Commissioner Watson said that a quorum must be in person, but she asked Ms. Longcore to verify this. Chairman Adams suggested we wait until after March to schedule the work sessions.

Personnel: Commissioner Watson said the Executive Director evaluation needs to be done. She is trying to get some samples. She also said that staff evaluations should be done. Commissioner Watson said that more now than ever that accountability factor is kicking in. Chairman Adams said that we have a lot to look at and should start working through it. She said that people will be entrusting us with millions of dollars. Commissioner Watson said that Mayor is looking at this. Vice-Chairman Brugger said that he wanted to bring up that we do have a policy about attendance. He has always come to meetings and gets a little disgusted spending a half hour of our meetings catching up people who are not here. He knows people have things going on but we need people to show up or give up their position considering everything we have going on.

Commissioner Watson asked about the total cost of the evacuation. Mr. Shanley replied that we don't have the final numbers yet.

Tenant Relations: No report

EXECUTIVE DIRECTOR'S REPORT

Ms. Boothe replied that we are still working on the laundry contract.

CHAIRMAN'S REPORT

No report

COUNSEL'S REPORT

No report. Vice-Chairman Brugger asked about the eviction at Swartz. Ms. Boothe said that he will be tacking the notice tomorrow.

OLD BUSINESS

Commissioner Watson said that we need to amend the minutes. The minutes state that the Chairman said that she was not informed but she was informed by Commissioner Watson. It should be clarified that she was not informed by staff but was informed by Commissioner Watson. Commissioner Watson also said that Mr. Shanley said the administration, which is amorphous and should be clarified to mean the government. It was suggested that government be put in parentheses to clarify. She also said that she was going to talk to the Board about the conference but wasn't sure if it was caught on tape.

Commissioner Watson discussed the conference. There was a Housing Committee meeting as well as a small housing authority committee meeting. They encourage executive directors or their designee to join the committees. The committees are the Small Housing Authority Committee, the Development Committee, the Professional Development Committee, the Housing Committee, the Legislative Committee, the Scholarship Committee and our students missed out on some scholarships. She said that some topics that were covered are as follows; Compliance and implementation of BABA, which is Build America Buy America was a topic. There were extensive conversations about contractors and compliance and guidance with new rules to strategically move forward infrastructure projects. Housing opportunity through modernization at HOTMA. The housing opportunity through Modernization Act and its effect on HUD, multifamily, public housing and voucher rental assistance programs. They mentioned that the upcoming changes are the most significant and comprehensive set of changes made in the last 10 years and that they will have a direct impact on multiple facets of property operations and will require extensive training of frontline staff. Next point is the implementation of INSPIRE, the national standards for the public inspection of real estate, a method for conducting and processing inspections of HUD assistant housing developed by HUD real Estate Assessment Center. They discussed that as public housing authorities prepare for the rollout of INSPIRE and Housing Choice Voucher Programs. A great deal of planning and communication is required for staff, residents and landlords.

Commissioner J. Brown said that regarding the college scholarships, the PHA does send that out information about the scholarships in the rental notices. Her daughter received a scholarship years ago and another tenant from MLK Jr. also won one.

Commissioner Watson went on to discuss more of what was presented at the conference. They talk about voucher shortfalls. A hot topic was HUD recently issued notice 2425, which includes a provision that would require housing authorities to pay back interest. Executive Directors need to be talking to local state and federal legislators about how important programs are. They discussed actionable strategies to enhance meaningful employee engagement and to build a foundation for motivated highly performing teams.

They were discussing the roles and responsibilities that Commissioners as a part of public housing. They discussed state and federal laws, fiduciary responsibilities, hiring and supervising the Ed and working to improve public housing public image. There were updates on the latest financial developments, including reading budgets versus actual statements, interpreting the budget, variances and distinguishing between profit and cash, and understanding financial reports such as the balance sheet.

There was a session titled Leveraging Your Experience in your role as a commissioner. They discuss how to bring our experiences and successes into the private sector, to the public boardroom. This session focused on Commissioners who are new.

There was a session called Unlocking the Potential of RAD Asset Management and Operational Excellence Post Conversion. This workshop examined how RAD offers public housing a valuable opportunity for property recapitalization and repair, ultimately ensuring long term viability. There was an expert panel of CEOs and EDs who discussed operational differences, staffing challenges, software conversion, strategies for maximizing cash flow, and effectively managing new stakeholders. They discussed in detail how public housing authorities can successfully navigate RAD conversion. There is a person that she wants to bring us. His name is Gerald Cichon, and he's with the Housing Opportunity Management Enterprises in El Paso Housing Authority. They went from having \$800 dollars to over millions. Their complexes have smoothie shops and workout places.

Another powerful workshop was Creating Revenue through Real Estate. Creating revenue through real estate and highlighting how housing authorities of any size can benefit from creating unrestricted revenue through owning and renting real estate instead of letting investors who do not care about our communities, control most of the rental housing. Housing authorities can make a huge difference in their communities through owning and managing property.

NEW BUSINESS

Chairman Adams said that she, Vice-Chairman Brugger, and Commissioner Watson along with staff will be having a virtual meeting with Beacon Communities on Friday.

The meeting was adjourned at 6:36 p.m.

I hereby certify that the minutes are true and correct and approved at the Meeting of March 12, 2025.

Jaquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2025-04

**RESOLUTION TO CONTRACT WITH SPIN CYCLE TO OPERATE LAUNDRY
FACILITIES AT HOUSING AUTHORITY PROPERTIES**

Introduced by Commissioner _____

WHEREAS, the Poughkeepsie Housing Authority is desirous of providing its tenants with adequate laundry facilities; and

WHEREAS, Spin Cycle, LLC, is qualified to install, maintain, and service the equipment for such facilities for the benefit of housing authority tenants; and

WHEREAS, the Board is desirous of engaging Spin Cycle, LLC for the purpose of installing new laundry equipment, and maintaining and servicing the same, at each of the Authority's properties, at no cost to the Authority, as set forth in the proposal from Spin Cycle, LLC, which is attached hereto and made a part hereof; and

NOW, THEREFORE,

BE IT RESOLVED, that the Poughkeepsie Housing Authority hereby approves lease agreement contracts with Spin Cycle, LLC, for the purpose of installing, maintain and servicing laundry equipment at each of the Authority's properties pursuant; and

BE IT FURTHER RESOLVED, that the Executive Director is hereby authorized to enter into such lease agreement contracts and execute any and all documents necessary to give effect to this resolution, consistent with the terms contained in the agreement attached hereto and made a part hereof.

Seconded by Commissioner: _____.

Ayes

Nays

Abstentions

I hereby certify the foregoing to be a true and correct copy of Resolution No. 2025-04 duly adopted at the meeting of the Poughkeepsie Housing Authority held in the City of Poughkeepsie on the 12th day of March 2025.

Jacquetta Brown, Secretary



February 13, 2025

Poughkeepsie Housing Authority
4 Howard Street
Poughkeepsie, New York 12601

Via email - smckenna@poughkeepsiehousingauthority.org

Re: Hudson Gardens – Laundry Room Demolition
120 Hudson Street
Poughkeepsie, New York 12601

Dear Sandra:

This addendum letter shall be made part of the Laundry Least Agreement (AGREEMENT) dated November 13, 2024, by and between Poughkeepsie Housing Authority (OWNER), located at the above reference address and Spin Cycle, LLC (SPIN CYCLE), located at 30 West Street, East Hanover, New Jersey 07936.

It is mutually understood and agreed upon that there are potential plans to demolish Hudson Gardens and rebuild an entirely new complex. In the event this occurs during the term of the AGREEMENT, SPIN CYCLE will coordinate with OWNER to remove the laundry equipment from the premises.

It mutually understood and agreed upon that the term of the AGREEMENT will “freeze” during the time SPIN CYCLE's equipment is not onsite, due to demolition and construction of a new complex.

SPIN CYCLE acknowledges that there is a possibility that no new laundry facility will be built during reconstruction. In this instance, both SPIN CYCLE and OWNER agree that the AGREEMENT for Hudson Gardens would then be terminated, at no cost to either party.

All other terms and conditions of the AGREEMENT shall remain in full force and effect.

If you are in agreement with above, please acknowledge by countersigning below.

Agreed to:
Spin Cycle, LLC

Poughkeepsie Housing Authority

By: _____
Eric D. Gebroe, President
Office: (973) 758-1888
Fax: (973) 758-1955
Mobile: (973) 390-4842
Email: eric@spincyclelaundry.com
Date: February 13, 2025

By: _____
Sandra Boothe, Executive Director
Office: (845) 485-8862
Fax: (845) 485-2630
Mobile: _____
Email: sboothe@poughkeepsiehousingauthority.org
Date: _____



LEASE AGREEMENT

This AGREEMENT made the 13th day of February 2025, by and between

**Poughkeepsie Housing Authority
4 Howard Street
Poughkeepsie, New York 12601**

(Hereinafter "OWNER"), who owns or manages the building(s) known as

**Hudson Gardens
120 Hudson Street
Poughkeepsie, New York 12601**

(Hereinafter "PREMISES"), consisting of **184 apartments** and

Spin Cycle, LLC., 30 West Street, East Hanover, NJ 07936 (Hereinafter "SPIN CYCLE").

The OWNER, desiring to supply its tenants of the PREMISES with **ESD MoneyCard-Based laundry facilities**, leases to SPIN CYCLE all laundry space in the above building(s), for the purpose of installing, maintaining, and servicing a washing, drying, and laundry equipment system for a period of **one (1) year commencing upon installation of EQUIPMENT**. This AGREEMENT shall be binding upon and shall inure to the benefit of the parties hereto, their Successors and Assigns.

SPIN CYCLE agrees to the following:

- EQUIPMENT:** To supply the laundry room(s) with **ten (10) new Speed Queen Front-Load Washers, five (5) new Speed Queen Stacked Natural Gas Dryers, one (1) new ESD High Security Value Adder Plus**, and an appropriate amount of new laundry-folding tables, laundry carts, and comfortable seating.
- SERVICE:** To service EQUIPMENT and keep same in repair at its own expense during the term of this AGREEMENT.
- RENT:** To pay OWNER **one hundred percent (100%) of quarterly net collections exceeding three thousand seven hundred dollars (\$3,700.00) every January, April, July, and October**. *Net collections are all collections minus any customer refunds, super gratuities, MoneyCard sales (\$5.00 per MoneyCard), and any local/state licensing fees/taxes (if applicable)*. Said rentals will be paid by check to the office of the OWNER, as compensation for space and utilities used.
- INSURANCE:** To carry and pay for public liability insurance with a one million-dollar (\$1,000,000) minimum and to furnish OWNER with a certificate of insurance naming OWNER as additionally insured.
- RISK OF LOSS:** To assume entire responsibility for the EQUIPMENT in case of any damage to the equipment for any cause other than willful misconduct of OWNER.
- VEND PRICES:** Initially, **washers at \$1.80 for a standard cycle; premium wash cycle options of \$0.25 for Deluxe and \$0.50 for Ultra; dryers at \$1.50 for 48 minutes, plus \$0.25 for each additional 8 minutes once the dryer is started (top-off feature)**. **SPIN CYCLE may occasionally increase the VEND PRICES to keep up with market rate vend pricing.**
- ADDITIONALLY:** Provide each apartment with one (1) complimentary ESD MoneyCard pre-loaded with five dollars (\$5.00). To hang new instructional signage with an "800" number and website information for service and refunds.

OWNER agrees to the following:

- EXCLUSIVE PROVIDER:** **No commercial washer(s) or dryer(s), other than those installed by SPIN CYCLE, nor drying lines will be permitted on the PREMISES and RENT shall be reduced in equal proportion for each tenant that operates a private washer and / or dryer.**
- MAINTENANCE:** To be responsible for the cleaning of the laundry room(s), the exterior of the EQUIPMENT, the lint trap(s) on the dryer(s), but shall not move, relocate, disconnect, or tamper with the EQUIPMENT other than to perform the necessary janitorial activities.
- HOURS:** Laundry room(s) shall be available for use during the minimum hours of 8:00 a.m. to 9:00 p.m. each day.
- UTILITIES:** SPIN CYCLE may connect its EQUIPMENT to and through the electric, water, heat, gas, sewer lines, internet lines, and ventilation in the PREMISES and use such utilities at no charge to SPIN CYCLE. OWNER shall maintain all such UTILITIES in good working order.
- KEYS:** To supply SPIN CYCLE with at least three (3) PREMISES keys giving SPIN CYCLE access from the street to laundry room(s).

It is mutually understood and agreed upon that this AGREEMENT may be renewed for an additional seven (7) year term if both SPIN CYCLE and OWNER agree in writing, prior to the end of the initial one (1) year term of this AGREEMENT.

It is mutually understood and agreed upon that this AGREEMENT shall be automatically renewed for one-year (1) terms after the expiration of the original term, or after the expiration of the optional seven (7) year term, unless either party gives written notice to the other party of its intention not to renew as least ninety (90) days prior to the expiration of any term.

It is mutually understood and agreed that all EQUIPMENT, and fixtures installed by SPIN CYCLE, under this AGREEMENT shall be, and always remain the property of SPIN CYCLE, and may be removed upon termination of AGREEMENT. **If SPIN CYCLE'S net income from the EQUIPMENT averages less than two dollars and fifty cents (\$2.50) per machine per day for any three-month (3) period, or there is excessive vandalism and/or pilferage of the EQUIPMENT, SPIN CYCLE has the right to terminate lease with a thirty-day (30) notice.**

It is mutually understood and agreed upon that this AGREEMENT contains the entire contract between the parties hereto and the terms may not be modified in any respect whatsoever unless in writing, under the signature of a duly authorized representative of both SPIN CYCLE and the OWNER. The person executing this lease on behalf of the OWNER has read the terms of this lease and is fully authorized to enter into this lease on behalf of the OWNER and warrants that this lease is binding on the OWNER. OWNER warrants and represents that at the date of this AGREEMENT there is no other Agreement for similar services between OWNER and any other firm, corporation, or business entity which will be effective on the date this agreement is



LEASE AGREEMENT

This AGREEMENT made the 13th day of February 2025, by and between

**Poughkeepsie Housing Authority
4 Howard Street
Poughkeepsie, New York 12601**

(Hereinafter "OWNER"), who owns or manages the building(s) known as

**Thurgood Marshall Terrace
109 Delafield Street
Poughkeepsie, New York 12601**

(Hereinafter "PREMISES"), consisting of **47 apartments** and

Spin Cycle, LLC., 30 West Street, East Hanover, NJ 07936 (Hereinafter "SPIN CYCLE").

The OWNER, desiring to supply its tenants of the PREMISES with **ESD MoneyCard-Based laundry facilities**, leases to SPIN CYCLE all laundry space in the above building(s), for the purpose of installing, maintaining, and servicing a washing, drying, and laundry equipment system for a period of **one (1) year commencing upon installation of EQUIPMENT**. This AGREEMENT shall be binding upon and shall inure to the benefit of the parties hereto, their Successors and Assigns.

SPIN CYCLE agrees to the following:

- EQUIPMENT:** To supply the laundry room(s) with **four (4) new Speed Queen Front-Load Washers, four (4) new Speed Queen Natural Gas Dryers, one (1) new ESD High Security Value Adder Plus**, and an appropriate amount of new laundry-folding tables, laundry carts, and comfortable seating.
- SERVICE:** To service EQUIPMENT and keep same in repair at its own expense during the term of this AGREEMENT.
- RENT:** To pay OWNER one hundred percent (100%) of quarterly net collections exceeding one thousand eight hundred dollars (\$1,800.00) every January, April, July, and October. Net collections are all collections minus any customer refunds, super gratuities, MoneyCard sales (\$5.00 per MoneyCard), and any local/state licensing fees/taxes (if applicable). Said rentals will be paid by check to the office of the OWNER, as compensation for space and utilities used.
- INSURANCE:** To carry and pay for public liability insurance with a one million-dollar (\$1,000,000) minimum and to furnish OWNER with a certificate of insurance naming OWNER as additionally insured.
- RISK OF LOSS:** To assume entire responsibility for the EQUIPMENT in case of any damage to the equipment for any cause other than willful misconduct of OWNER.
- VEND PRICES:** Initially, washers at **\$1.80 for a standard cycle; premium wash cycle options of \$0.25 for Deluxe and \$0.50 for Ultra; dryers at \$1.50 for 48 minutes, plus \$0.25 for each additional 8 minutes once the dryer is started (top-off feature)**. SPIN CYCLE may occasionally increase the VEND PRICES to keep up with market rate vend pricing.
- ADDITIONALLY:** Provide each apartment with one (1) complimentary ESD MoneyCard pre-loaded with five dollars (\$5.00). To hang new instructional signage with an "800" number and website information for service and refunds.

OWNER agrees to the following:

- EXCLUSIVE PROVIDER:** No commercial washer(s) or dryer(s), other than those installed by SPIN CYCLE, nor drying lines will be permitted on the PREMISES and RENT shall be reduced in equal proportion for each tenant that operates a private washer and / or dryer.
- MAINTENANCE:** To be responsible for the cleaning of the laundry room(s), the exterior of the EQUIPMENT, the lint trap(s) on the dryer(s), but shall not move, relocate, disconnect, or tamper with the EQUIPMENT other than to perform the necessary janitorial activities.
- HOURS:** Laundry room(s) shall be available for use during the minimum hours of 8:00 a.m. to 9:00 p.m. each day.
- UTILITIES:** SPIN CYCLE may connect its EQUIPMENT to and through the electric, water, heat, gas, sewer lines, internet lines, and ventilation in the PREMISES and use such utilities at no charge to SPIN CYCLE. OWNER shall maintain all such UTILITIES in good working order.
- KEYS:** To supply SPIN CYCLE with at least three (3) PREMISES keys giving SPIN CYCLE access from the street to laundry room(s).

It is mutually understood and agreed upon that this AGREEMENT may be renewed for an additional seven (7) year term if both SPIN CYCLE and OWNER agree in writing, prior to the end of the initial one (1) year term of this AGREEMENT.

It is mutually understood and agreed upon that this AGREEMENT shall be automatically renewed for one-year (1) terms after the expiration of the original term, or after the expiration of the optional seven (7) year term, unless either party gives written notice to the other party of its intention not to renew as least ninety (90) days prior to the expiration of any term.

It is mutually understood and agreed that all EQUIPMENT, and fixtures installed by SPIN CYCLE, under this AGREEMENT shall be, and always remain the property of SPIN CYCLE, and may be removed upon termination of AGREEMENT. **If SPIN CYCLE'S net income from the EQUIPMENT averages less than two dollars and fifty cents (\$2.50) per machine per day for any three-month (3) period, or there is excessive vandalism and/or pilferage of the EQUIPMENT, SPIN CYCLE has the right to terminate lease with a thirty-day (30) notice.**

It is mutually understood and agreed upon that this AGREEMENT contains the entire contract between the parties hereto and the terms may not be modified in any respect whatsoever unless in writing, under the signature of a duly authorized representative of both SPIN CYCLE and the OWNER. The person executing this lease on behalf of the OWNER has read the terms of this lease and is fully authorized to enter into this lease on behalf of the OWNER and warrants that this lease is binding on the OWNER. OWNER warrants and represents that at the date of this AGREEMENT there is no other Agreement for similar services between OWNER and any other firm, corporation, or business entity which will be effective on the date this agreement is



LEASE AGREEMENT

This AGREEMENT made the 13th day of February 2025, by and between

**Poughkeepsie Housing Authority
4 Howard Street
Poughkeepsie, New York 12601**

(Hereinafter "OWNER"), who owns or manages the building(s) known as

**Dr. Martin Luther King Jr. Gardens
159 Washington Street
Poughkeepsie, New York 12601**

(Hereinafter "PREMISES"), consisting of **77 apartments** and

Spin Cycle, LLC., 30 West Street, East Hanover, NJ 07936 (Hereinafter "SPIN CYCLE").

The OWNER, desiring to supply its tenants of the PREMISES with **ESD MoneyCard-Based laundry facilities**, leases to SPIN CYCLE all laundry space in the above building(s), for the purpose of installing, maintaining, and servicing a washing, drying, and laundry equipment system for a period of **one (1) year commencing upon installation of EQUIPMENT**. This AGREEMENT shall be binding upon and shall inure to the benefit of the parties hereto, their Successors and Assigns.

SPIN CYCLE agrees to the following:

- EQUIPMENT:** To supply the laundry room(s) with **five (5) new Speed Queen Front-Load Washers, five (5) new Speed Queen Natural Gas Dryers, one (1) new ESD High Security Value Adder Plus**, and an appropriate amount of new laundry-folding tables, laundry carts, and comfortable seating.
- SERVICE:** To service EQUIPMENT and keep same in repair at its own expense during the term of this AGREEMENT.
- RENT:** To pay OWNER one hundred percent (100%) of quarterly net collections exceeding two thousand one hundred dollars (\$2,100.00) every January, April, July, and October. Net collections are all collections minus any customer refunds, super gratuities, MoneyCard sales (\$5.00 per MoneyCard), and any local/state licensing fees/taxes (if applicable). Said rentals will be paid by check to the office of the OWNER, as compensation for space and utilities used.
- INSURANCE:** To carry and pay for public liability insurance with a one million-dollar (\$1,000,000) minimum and to furnish OWNER with a certificate of insurance naming OWNER as additionally insured.
- RISK OF LOSS:** To assume entire responsibility for the EQUIPMENT in case of any damage to the equipment for any cause other than willful misconduct of OWNER.
- VEND PRICES:** Initially, **washers at \$1.80 for a standard cycle; premium wash cycle options of \$0.25 for Deluxe and \$0.50 for Ultra; dryers at \$1.50 for 48 minutes, plus \$0.25 for each additional 8 minutes once the dryer is started (top-off feature). SPIN CYCLE may occasionally increase the VEND PRICES to keep up with market rate vend pricing.**
- ADDITIONALLY:** Provide each apartment with one (1) complimentary ESD MoneyCard pre-loaded with five dollars (\$5.00). To hang new instructional signage with an "800" number and website information for service and refunds.

OWNER agrees to the following:

- EXCLUSIVE PROVIDER:** No commercial washer(s) or dryer(s), other than those installed by SPIN CYCLE, nor drying lines will be permitted on the PREMISES and RENT shall be reduced in equal proportion for each tenant that operates a private washer and / or dryer.
- MAINTENANCE:** To be responsible for the cleaning of the laundry room(s), the exterior of the EQUIPMENT, the lint trap(s) on the dryer(s), but shall not move, relocate, disconnect, or tamper with the EQUIPMENT other than to perform the necessary janitorial activities.
- HOURS:** Laundry room(s) shall be available for use during the minimum hours of 8:00 a.m. to 9:00 p.m. each day.
- UTILITIES:** SPIN CYCLE may connect its EQUIPMENT to and through the electric, water, heat, gas, sewer lines, internet lines, and ventilation in the PREMISES and use such utilities at no charge to SPIN CYCLE. OWNER shall maintain all such UTILITIES in good working order.
- KEYS:** To supply SPIN CYCLE with at least three (3) PREMISES keys giving SPIN CYCLE access from the street to laundry room(s).

It is mutually understood and agreed upon that this AGREEMENT may be renewed for an additional seven (7) year term if both SPIN CYCLE and OWNER agree in writing, prior to the end of the initial one (1) year term of this AGREEMENT.

It is mutually understood and agreed upon that this AGREEMENT shall be automatically renewed for one-year (1) terms after the expiration of the original term, or after the expiration of the optional seven (7) year term, unless either party gives written notice to the other party of its intention not to renew as least ninety (90) days prior to the expiration of any term.

It is mutually understood and agreed that all EQUIPMENT, and fixtures installed by SPIN CYCLE, under this AGREEMENT shall be, and always remain the property of SPIN CYCLE, and may be removed upon termination of AGREEMENT. If SPIN CYCLE'S net income from the EQUIPMENT averages less than two dollars and fifty cents (\$2.50) per machine per day for any three-month (3) period, or there is excessive vandalism and/or pilferage of the EQUIPMENT, SPIN CYCLE has the right to terminate lease with a thirty-day (30) notice.

It is mutually understood and agreed upon that this AGREEMENT contains the entire contract between the parties hereto and the terms may not be modified in any respect whatsoever unless in writing, under the signature of a duly authorized representative of both SPIN CYCLE and the OWNER. The person executing this lease on behalf of the OWNER has read the terms of this lease and is fully authorized to enter into this lease on behalf of the OWNER and warrants that this lease is binding on the OWNER. OWNER warrants and represents that at the date of this AGREEMENT there is no other Agreement for similar services between OWNER and any other firm, corporation, or business entity which will be effective on the date this agreement is



LEASE AGREEMENT

This AGREEMENT made the 13th day of February 2025, by and between

**Poughkeepsie Housing Authority
4 Howard Street
Poughkeepsie, New York 12601**

(Hereinafter "OWNER"), who owns or manages the building(s) known as

**Philip Allen Swarts Apartments
378 Mansion Street
Poughkeepsie, New York 12601**

(Hereinafter "PREMISES"), consisting of **33 apartments** and

Spin Cycle, LLC., 30 West Street, East Hanover, NJ 07936 (Hereinafter "SPIN CYCLE").

The OWNER, desiring to supply its tenants of the PREMISES with **ESD MoneyCard-Based laundry facilities**, leases to SPIN CYCLE all laundry space in the above building(s), for the purpose of installing, maintaining, and servicing a washing, drying, and laundry equipment system for a period of **one (1) year commencing upon installation of EQUIPMENT**. This AGREEMENT shall be binding upon and shall inure to the benefit of the parties hereto, their Successors and Assigns.

SPIN CYCLE agrees to the following:

- EQUIPMENT:** To supply the laundry room(s) with **three (3) new Speed Queen Front-Load Washers, one (1) new Speed Queen Stacked 220v Electric Dryer, one (1) new ESD High Security Value Adder Plus**, and an appropriate amount of new laundry-folding tables, laundry carts, and comfortable seating.
- SERVICE:** To service EQUIPMENT and keep same in repair at its own expense during the term of this AGREEMENT.
- RENT:** To pay OWNER one hundred percent (100%) of quarterly net collections exceeding one thousand three hundred dollars (\$1,300.00) every January, April, July, and October. Net collections are all collections minus any customer refunds, super gratuities, MoneyCard sales (\$5.00 per MoneyCard), and any local/state licensing fees/taxes (if applicable). Said rentals will be paid by check to the office of the OWNER, as compensation for space and utilities used.
- INSURANCE:** To carry and pay for public liability insurance with a one million-dollar (\$1,000,000) minimum and to furnish OWNER with a certificate of insurance naming OWNER as additionally insured.
- RISK OF LOSS:** To assume entire responsibility for the EQUIPMENT in case of any damage to the equipment for any cause other than willful misconduct of OWNER.
- VEND PRICES:** Initially, washers at **\$1.80 for a standard cycle; premium wash cycle options of \$0.25 for Deluxe and \$0.50 for Ultra; dryers at \$1.50 for 48 minutes, plus \$0.25 for each additional 8 minutes once the dryer is started (top-off feature)**. SPIN CYCLE may occasionally increase the VEND PRICES to keep up with market rate vend pricing.
- ADDITIONALLY:** Provide each apartment with one (1) complimentary ESD MoneyCard pre-loaded with five dollars (\$5.00). To hang new instructional signage with an "800" number and website information for service and refunds.

OWNER agrees to the following:

- EXCLUSIVE PROVIDER:** No commercial washer(s) or dryer(s), other than those installed by SPIN CYCLE, nor drying lines will be permitted on the PREMISES and RENT shall be reduced in equal proportion for each tenant that operates a private washer and / or dryer.
- MAINTENANCE:** To be responsible for the cleaning of the laundry room(s), the exterior of the EQUIPMENT, the lint trap(s) on the dryer(s), but shall not move, relocate, disconnect, or tamper with the EQUIPMENT other than to perform the necessary janitorial activities.
- HOURS:** Laundry room(s) shall be available for use during the minimum hours of 8:00 a.m. to 9:00 p.m. each day.
- UTILITIES:** SPIN CYCLE may connect its EQUIPMENT to and through the electric, water, heat, gas, sewer lines, internet lines, and ventilation in the PREMISES and use such utilities at no charge to SPIN CYCLE. OWNER shall maintain all such UTILITIES in good working order.
- KEYS:** To supply SPIN CYCLE with at least three (3) PREMISES keys giving SPIN CYCLE access from the street to laundry room(s).

It is mutually understood and agreed upon that this AGREEMENT may be renewed for an additional seven (7) year term if both SPIN CYCLE and OWNER agree in writing, prior to the end of the initial one (1) year term of this AGREEMENT.

It is mutually understood and agreed upon that this AGREEMENT shall be automatically renewed for one-year (1) terms after the expiration of the original term, or after the expiration of the optional seven (7) year term, unless either party gives written notice to the other party of its intention not to renew as least ninety (90) days prior to the expiration of any term.

It is mutually understood and agreed that all EQUIPMENT, and fixtures installed by SPIN CYCLE, under this AGREEMENT shall be, and always remain the property of SPIN CYCLE, and may be removed upon termination of AGREEMENT. If SPIN CYCLE'S net income from the EQUIPMENT averages less than two dollars and fifty cents (\$2.50) per machine per day for any three-month (3) period, or there is excessive vandalism and/or pilferage of the EQUIPMENT, SPIN CYCLE has the right to terminate lease with a thirty-day (30) notice.

It is mutually understood and agreed upon that this AGREEMENT contains the entire contract between the parties hereto and the terms may not be modified in any respect whatsoever unless in writing, under the signature of a duly authorized representative of both SPIN CYCLE and the OWNER. The person executing this lease on behalf of the OWNER has read the terms of this lease and is fully authorized to enter into this lease on behalf of the OWNER and warrants that this lease is binding on the OWNER. OWNER warrants and represents that at the date of this AGREEMENT there is no other Agreement for similar services between OWNER and any other firm, corporation, or business entity which will be effective on the date this agreement is



LEASE AGREEMENT

This AGREEMENT made the 13th day of February 2025, by and between

**Poughkeepsie Housing Authority
4 Howard Street
Poughkeepsie, New York 12601**

(Hereinafter "OWNER"), who owns or manages the building(s) known as

**Dr. Joseph Brady Gardens Apartments
11 Boulevard Knolls
Poughkeepsie, New York 12601**

(Hereinafter "PREMISES"), consisting of **25 apartments** and

Spin Cycle, LLC., 30 West Street, East Hanover, NJ 07936 (Hereinafter "SPIN CYCLE").

The OWNER, desiring to supply its tenants of the PREMISES with **ESD MoneyCard-Based laundry facilities**, leases to SPIN CYCLE all laundry space in the above building(s), for the purpose of installing, maintaining, and servicing a washing, drying, and laundry equipment system for a period of **one (1) year commencing upon installation of EQUIPMENT**. This AGREEMENT shall be binding upon and shall inure to the benefit of the parties hereto, their Successors and Assigns.

SPIN CYCLE agrees to the following:

1. **EQUIPMENT:** To supply the laundry room(s) with **three (3) new Speed Queen Front-Load Washers, three (3) new Speed Queen 220v Electric Dryers, one (1) new ESD High Security Value Adder Plus**, and an appropriate amount of new laundry-folding tables, laundry carts, and comfortable seating.
2. **SERVICE:** To service EQUIPMENT and keep same in repair at its own expense during the term of this AGREEMENT.
3. **RENT:** To pay OWNER one hundred percent (100%) of quarterly net collections exceeding one thousand four hundred dollars (\$1,400.00) every January, April, July, and October. *Net collections are all collections minus any customer refunds, super gratuities, MoneyCard sales (\$5.00 per MoneyCard), and any local/state licensing fees/taxes (if applicable).* Said rentals will be paid by check to the office of the OWNER, as compensation for space and utilities used.
4. **INSURANCE:** To carry and pay for public liability insurance with a one million-dollar (\$1,000,000) minimum and to furnish OWNER with a certificate of insurance naming OWNER as additionally insured.
5. **RISK OF LOSS:** To assume entire responsibility for the EQUIPMENT in case of any damage to the equipment for any cause other than willful misconduct of OWNER.
6. **VEND PRICES:** Initially, **washers at \$1.80 for a standard cycle; premium wash cycle options of \$0.25 for Deluxe and \$0.50 for Ultra; dryers at \$1.50 for 48 minutes, plus \$0.25 for each additional 8 minutes once the dryer is started (top-off feature).** **SPIN CYCLE may occasionally increase the VEND PRICES to keep up with market rate vend pricing.**
7. **ADDITIONALLY:** Provide each apartment with one (1) complimentary ESD MoneyCard pre-loaded with five dollars (\$5.00). To hang new instructional signage with an "800" number and website information for service and refunds.

OWNER agrees to the following:

1. **EXCLUSIVE PROVIDER:** **No commercial washer(s) or dryer(s), other than those installed by SPIN CYCLE, nor drying lines will be permitted on the PREMISES and RENT shall be reduced in equal proportion for each tenant that operates a private washer and / or dryer.**
2. **MAINTENANCE:** To be responsible for the cleaning of the laundry room(s), the exterior of the EQUIPMENT, the lint trap(s) on the dryer(s), but shall not move, relocate, disconnect, or tamper with the EQUIPMENT other than to perform the necessary janitorial activities.
3. **HOURS:** Laundry room(s) shall be available for use during the minimum hours of 8:00 a.m. to 9:00 p.m. each day.
4. **UTILITIES:** SPIN CYCLE may connect its EQUIPMENT to and through the electric, water, heat, gas, sewer lines, internet lines, and ventilation in the PREMISES and use such utilities at no charge to SPIN CYCLE. OWNER shall maintain all such UTILITIES in good working order.
5. **KEYS:** To supply SPIN CYCLE with at least three (3) PREMISES keys giving SPIN CYCLE access from the street to laundry room(s).

It is mutually understood and agreed upon that this AGREEMENT may be renewed for an additional seven (7) year term if both SPIN CYCLE and OWNER agree in writing, prior to the end of the initial one (1) year term of this AGREEMENT.

It is mutually understood and agreed upon that this AGREEMENT shall be automatically renewed for one-year (1) terms after the expiration of the original term, or after the expiration of the optional seven (7) year term, unless either party gives written notice to the other party of its intention not to renew as least ninety (90) days prior to the expiration of any term.

It is mutually understood and agreed that all EQUIPMENT, and fixtures installed by SPIN CYCLE, under this AGREEMENT shall be, and always remain the property of SPIN CYCLE, and may be removed upon termination of AGREEMENT. **If SPIN CYCLE'S net income from the EQUIPMENT averages less than two dollars and fifty cents (\$2.50) per machine per day for any three-month (3) period, or there is excessive vandalism and/or pilferage of the EQUIPMENT, SPIN CYCLE has the right to terminate lease with a thirty-day (30) notice.**

It is mutually understood and agreed upon that this AGREEMENT contains the entire contract between the parties hereto and the terms may not be modified in any respect whatsoever unless in writing, under the signature of a duly authorized representative of both SPIN CYCLE and the OWNER. The person executing this lease on behalf of the OWNER has read the terms of this lease and is fully authorized to enter into this lease on behalf of the OWNER and warrants that this lease is binding on the OWNER. OWNER warrants and represents that at the date of this AGREEMENT there is no other Agreement for similar services between OWNER and any other firm, corporation, or business entity which will be effective on the date this agreement is

POUGHKEEPSIE HOUSING AUTHORITY
Resolution No. 2025-05

By Commissioner: _____

WHEREAS, the Poughkeepsie Housing Authority (hereinafter called PHA) has prepared a proposed Federal Operating Budget for fiscal year ending 2026; and

WHEREAS, the proposed Operating Budget has been reviewed by the PHA finance committee, which has found the following;

1. That the proposed expenditures are necessary in the efficient operation of housing for the purpose of serving low-income families, and
2. That the proposed charges and expenditures will be consistent with appropriate provisions of law and of the rules and regulations of the United States Department of Housing and Urban Development.

NOW, THEREFORE,

Upon motion duly made, seconded and carried, it is

RESOLVED, that the proposed Federal Operating Budget for fiscal year ending March 31, 2026 be annexed hereto and made a part thereof be and hereby is approved;

The Executive Director thereof be and hereby is authorized and directed to take all steps necessary to effectuate this resolution; and

The proposed budget annexed hereto shall take effect, subject to the concurrence of the United States Department of Housing and Urban Development.

Seconded By: _____

AYES NAYS ABSTENTIONS

I hereby CERTIFY the foregoing to be a true and correct copy of Resolution No. 2025-05 duly adopted at the meeting of the Poughkeepsie Housing Authority on the 12th day of March 2025.

Jacquetta Brown, Secretary

Poughkeepsie Housing Authority
LPH- (10)

Operating Budget for FY 2026

	FY 2026 Budget	FY 2025 Budget	Projected 3/31/2025	FY 2024 Actual	FY 2023 Actual	FY 2022 Actual	FY 2021 Actual	5 Year Blended Average	Comments
Revenues:									
311000.0	\$ 2,269,944.00	\$ 2,117,335.00	\$ 2,381,372.16	\$ 2,197,980.29	\$ 2,027,010.84	\$ 1,969,285.21	\$ 1,872,540.85	\$ 2,089,637.87	From Subsidy Line 84 @ 100%
311500.0	5,000.00	7,000.00	1,373.79	5,366.48	7,249.61	5,327.17	10,849.79	6,033.27	Avg FY 2021-2025
345000.0	49,700.00	42,000.00	59,992.97	29,747.00	88,451.06	43,888.25	26,468.10	49,709.48	Avg FY 2021-2026
345100.0	800.00	1,000.00	-	-	1,081.00	305.28	2,531.72	783.60	Avg FY 2021-2027
312000.0	48,800.00	50,000.00	47,138.65	44,167.00	47,699.00	50,810.00	53,857.00	48,732.33	Avg FY 2021-2028
312500.0	-	-	-	185.00	32.00	16.00	-	46.60	
319000.0	75,000.00	74,000.00	78,096.21	75,735.24	90,375.73	63,165.40	73,540.13	76,182.54	M/K c/c - 0, Cell twr-63,000, B&G Club 12,000
340100.0	2,203,823.81	2,113,969.34	1,949,219.00	2,447,489.00	1,866,993.00	2,064,049.00	1,597,417.46	1,925,033.49	Subsidy Line 03 at 93.2% Level
340400.0	-	-	-	23,987.49	6,099.89	1,895.51	3,556.62	379.10	
343000.0	16,500.00	20,000.00	22,992.17	23,987.49	6,099.89	2,271.39	1,895.51	11,769.91	based on 16 mos Rolling
349000.0	-	-	47,474.13	47,474.13	-	1,074.00	-	59,766.75	
369000.0	42,000.00	42,000.00	44,848.26	43,236.09	4,265.00	1,074.00	430.32	1,067.80	Avg 1.3 years
369010.0	8,810.00	8,700.00	7,211.48	4,317.64	14,291.26	956.48	8,024.71	25,520.74	Last 12 months rolling
369020.0	344,686.00	259,667.00	246,778.00	522,726.75	641,122.75	7,481.86	-	8,265.39	Operations Money C/F 2024
369040.0	1,200.00	2,400.00	818.57	1,895.75	1,121.75	940.75	2,157.50	1,223.15	New vendor to be used
369100.0	-	-	466.18	466.18	75.00	3,416.61	1,438.34	1,260.94	
Total Revenues:	\$ 5,066,269.81	\$ 4,738,071.34	\$ 4,956,883.73	\$ 5,144,764.04	\$ 4,833,990.45	\$ 4,349,165.05	\$ 3,652,314.04	\$ 4,587,518.46	
Expenses:									
411000.0	\$ 543,883.65	\$ 530,709.00	\$ 521,234.17	\$ 518,525.49	\$ 498,941.77	\$ 404,742.46	\$ 413,813.06	\$ 471,451.39	
412000.0	3,800.00	12,000.00	12,000.00	789.94	14,570.07	(50,546.39)	41,950.13	3,748.76	last 5 year avg
413000.0	45,885.00	66,500.00	50,085.36	45,885.00	45,885.00	45,885.00	45,885.00	46,719.27	Contract & Actions
414000.0	-	-	-	5,079.24	-	-	-	1,015.85	In house training for Staff
415000.0	12,000.00	10,000.00	27.97	27.93	40.77	52.68	110.28	51.82	Travel & Training for commissioners
417000.0	28,400.00	28,400.00	28,400.00	28,400.00	28,400.00	28,400.00	28,400.00	25,276.00	Medicals moving to the Blended Rate
418200.0	1,200.00	-	-	-	-	-	-	-	
418200.0	293,265.21	198,840.11	247,429.60	221,117.40	(7,414.71)	156,618.06	222,697.11	168,089.49	
419000.0	3,000.00	3,000.00	2,907.40	2,743.96	2,648.47	3,395.62	3,85.58	2,416.21	
419010.0	19,000.00	19,000.00	19,270.00	18,712.01	18,159.67	17,780.93	16,408.13	18,066.15	Telephone & Internet Expense
419020.0	64,000.00	80,000.00	60,190.91	62,335.00	75,899.00	49,350.00	19,525.00	53,447.98	
419040.0	10,000.00	13,000.00	11,032.72	12,980.48	10,639.89	5,536.13	3,937.33	8,821.51	
419050.0	2,000.00	2,500.00	680.15	3,288.50	1,993.68	1,730.05	1,592.22	1,868.92	
419080.0	12,000.00	14,000.00	10,233.82	10,650.00	14,605.04	6,212.50	3,594.34	9,059.54	inc postage cost plus rent guidelines
419070.0	63,000.00	50,000.00	65,575.52	62,454.27	41,916.24	47,881.04	38,173.97	51,200.41	
419080.0	-	-	-	-	155.40	-	-	31.08	
421000.0	100.00	100.00	-	-	-	-	-	-	
422000.0	-	-	-	-	-	-	-	-	
422000.0	-	-	-	-	-	-	-	-	
422000.0	-	-	-	-	-	-	-	-	
422000.0	-	-	-	-	-	-	-	-	
422000.0	-	-	-	-	-	-	-	-	
422000.0	8,400.00	8,750.00	539.93	-	478.37	-	-	203.66	Funding for Tenant participation activities
431000.0	196,000.00	184,000.00	196,534.63	178,435.66	172,453.72	160,923.58	148,872.61	170,444.04	Last 12 months rolling
431100.0	160,000.00	162,500.00	160,642.00	154,443.40	157,761.84	142,204.58	121,999.80	146,410.32	Last 12 months rolling
432000.0	481,000.00	450,000.00	480,796.74	443,440.12	482,959.55	374,316.19	319,106.64	420,124.25	Last 12 months rolling
433000.0	290,000.00	290,000.00	234,028.90	269,317.69	292,390.45	260,330.93	187,261.09	248,665.41	Last 12 months rolling
441000.0	832,093.51	792,861.27	840,131.41	882,276.68	855,970.56	801,538.51	686,830.85	813,349.56	increased OT
442000.0	570,000.00	640,000.00	565,114.45	689,962.21	457,942.40	280,922.64	193,518.28	437,492.80	escalated costs and accounting change
443000.0	160,000.00	200,000.00	152,045.50	227,034.55	121,293.13	74,781.56	71,404.06	129,311.76	increased repairs to aging infrastructure

Poughkeepsie Housing Authority
LIPH - (10)

Operating Budget for FY 2026

	FY 2026 Budget	FY 2025 Budget	Projected 3/31/2025	FY 2024 Actual	FY 2023 Actual	FY 2022 Actual	FY 2021 Actual	5 Year Blended Average	Comments
443001.0	Snow Removal	-	-	-	-	-	-	-	
443002.0	Auto Maintenance	24,000.00	26,000.00	24,757.14	30,258.24	29,074.74	17,930.40	26,481.15	
443004.0	Unit Turnaround	-	-	-	-	-	-	-	
443005.0	Extermination	24,000.00	27,000.00	24,203.00	36,655.17	17,637.00	13,722.00	22,887.71	
443006.0	Janitorial	-	-	-	-	-	-	-	
443100.0	Garbage/Trash Removal	94,000.00	95,000.00	97,097.68	91,676.36	77,868.27	990.00	15,771.65	Royal Carting & Bulk Removal
443300.0	Maint Labor Benefits	455,336.77	377,958.77	476,564.23	178,417.97	404,564.09	492,796.68	404,314.83	
444001.0	Plumbing	47,000.00	37,000.00	69,170.01	60,775.39	21,079.05	36,255.00	47,203.89	
444002.0	Electrical	11,800.00	7,000.00	37,840.99	6,433.08	3,197.73	1,077.00	46,896.67	Avg Last 5 years.
444003.0	Heating & Cooling	40,000.00	35,000.00	26,720.61	43,532.97	58,169.25	30,026.15	40,406.88	Avg Last 5 years.
444004.0	Elevator Maintenance	7,600.00	9,000.00	9,863.06	7,662.50	19,053.13	22,514.21	14,054.97	
446000.0	Prot Serv - Labor	-	-	-	-	-	-	-	
446000.0	Prot Serv - Contract	30,000.00	35,000.00	24,915.00	24,640.00	29,205.00	48,015.00	29,727.36	
448200.0	Prot Serv - Benefits	-	-	-	-	-	-	-	
448200.0	All Other Insurance	20,000.00	19,666.84	19,568.75	27,913.00	26,080.00	23,571.46	23,434.64	
451001.0	Property Insurance	306,660.49	366,995.32	176,491.99	135,165.38	113,166.77	111,369.25	169,903.51	
451002.0	Liability Insurance	125,162.25	89,665.94	62,391.26	39,697.44	37,657.04	32,385.58	54,192.44	
451003.0	Fidelity Bond	1,431.00	1,431.00	702.19	940.75	940.75	983.35	713.41	
451004.0	Workmen's Comp	26,911.83	24,633.73	12,492.37	27,424.42	33,615.48	(5,324.39)	18,507.17	
452000.0	PILOT	105,000.00	90,000.00	104,179.00	68,334.00	88,418.00	97,030.00	92,429.00	
454000.0	OPER-Admin	-	-	-	-	-	-	-	
454001.0	OPER-Maintenance	-	-	-	-	-	-	-	
457000.0	Collection Loss	210,000.00	205,000.00	176,438.38	251,322.64	248,017.52	141,941.10	167,660.41	
457100.0	Bad Debt - Other	-	-	-	-	-	-	-	
459000.0	Other General Expense	5,000.00	4,500.00	4,030.11	2,595.35	4,807.26	7,387.00	4,715.74	
461000.0	Extraordinary Maint - Labor	-	-	-	-	-	-	-	
461001.0	Extraordinary Maint - Materials	-	-	-	-	-	-	-	
461002.0	Extraordinary Maint - Contract Costs	-	-	98,414.09	50,000.00	-	-	39,674.61	
462000.0	Casualty Losses - Contract Costs	-	-	492,079.00	514,082.00	565,353.00	622,434.00	546,389.60	
480000.0	Depreciation Expense for Enterprise	-	-	-	-	-	-	-	
752000.0	Replacement	-	-	-	-	-	-	-	
754000.0	Additions	-	-	-	-	-	-	-	
Total Expenses:	\$ 5,304,029.71	\$ 5,206,622.98	\$ 5,593,497.99	\$ 5,772,181.54	\$ 5,271,995.33	\$ 4,898,512.91	\$ 4,497,122.93	\$ 5,206,662.14	
Net Surplus / Net Deficit:	\$ (237,753.90)	\$ (668,551.64)	\$ (636,639.25)	\$ (627,437.50)	\$ (438,004.88)	\$ (549,347.88)	\$ (844,308.89)	\$ (619,143.68)	

Not an operating expense. This is based on a calculation provided by an actuary.

Poughkeepsie Housing Authority
Section 8 - (20)

Operating Budget for FY 2026

	FY 2026 Budget	FY 2025 Budget	Projected 5/31/2025	FY 2024 Actual	FY 2023 Actual	FY 2022 Actual	FY 2021 Actual	5 Year Blended Average	Comments
Revenues:									
340001 Section 8 Admin Fees	\$ 201,480.00	\$ 194,856.00	\$ 206,253.00	\$ 209,850.00	\$ 219,510.00	\$ 151,850.00	\$ 152,485.00	\$ 187,789.60	16790 x 12 mos
340400 Revenues-Other Government Grants	-	-	-	-	-	-	-	-	
341000 Section 8 Income	1,777,140.00	1,572,380.00	1,674,985.00	1,448,517.00	1,354,471.00	1,340,539.00	1,184,842.00	1,400,670.80	134931 x 12 mos
343000 Investment Income-Unrestricted	40.00	40.00	39.22	37.56	35.38	49.27	64.58	45.20	
343500 Investment Income-Restricted	-	-	-	-	-	-	-	-	
345000 Fraud Recovery	179,494.72	130,371.32	177,071.78	148,262.51	121,512.11	104,033.99	79,419.82	126,060.04	L 6 months proj over yr
369300 Other Admin Fees	-	-	2,057,349.00	\$ 1,806,667.07	\$ 1,695,528.49	\$ 1,596,472.26	\$ 1,416,811.40	\$ 1,714,565.64	
Expenses:									
411000 Admin Salaries	\$ 88,410.23	\$ 82,881.92	\$ 82,670.48	\$ 81,628.40	\$ 48,989.98	\$ 70,881.58	\$ 90,918.49	\$ 75,017.79	
412000 Compensated Absences	1,200.00	-	1,200.00	(456.71)	1,794.70	538.49	4,450.98	1,505.49	
413000 Legal	2,700.00	3,500.00	2,634.55	2,415.00	2,415.00	2,415.00	2,415.00	2,458.91	
414000 Staff Training	4,000.00	4,000.00	-	2,428.95	13,585.11	-	-	3,202.81	
415000 Travel	100.00	100.00	9.98	10.90	15.59	18.98	44.42	19.97	
417100 Auditing	11,600.00	11,600.00	11,600.00	11,600.00	11,600.00	11,600.00	5,220.00	10,324.00	
418200 Admin Benefits	54,753.37	46,085.86	47,947.22	49,264.03	19,310.64	20,745.86	63,077.14	39,668.98	
419010 Other Admin Exp	1,580.00	1,500.00	1,815.71	1,789.24	1,758.74	1,741.57	1,653.86	1,751.82	
419030 Eviction & Collection	-	-	-	-	-	-	-	-	
419040 Office Supplies	1,500.00	2,300.00	469.55	971.15	1,608.55	2,447.33	1,566.19	1,411.35	
419050 Memberships & Publications	600.00	1,000.00	3,796.36	776.68	399.96	759.90	601.24	568.91	
419060 Postage	3,800.00	2,800.00	3,796.36	4,350.00	5,965.44	2,537.50	1,450.00	3,619.86	
419070 Administrative Contracts	7,700.00	-	11,320.77	6,040.46	7,532.01	7,369.14	6,764.95	7,805.47	
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	13,906.92	9,984.10	40,263.20	25,381.61	16,136.18	15,315.56	13,133.73	22,046.06	5% increase
451003 Fidelity Bond	159.00	159.00	286.81	384.25	384.25	384.25	401.65	368.24	5% increase
451004 Workmen's Comp	-	4,091.88	181.57	(11.34)	66.55	163.32	(277.44)	24.57	
452000 PILOT	-	-	-	-	-	-	-	-	
454000 Retiree Health Benefits	-	-	-	-	22,775.00	11,822.04	11,989.00	9,317.21	GA58 68 adjustment
457000 Collection Loss	-	-	-	(889.00)	36,654.00	-	2,082.00	7,569.40	
457100 Bad Debt-Other	-	-	-	-	-	-	(208.00)	(41.60)	
459000 Other General Expense	37,500.65	35,354.35	38,305.65	31,470.67	18,684.08	5,013.19	4,945.40	19,683.84	2.2% of HAP Payments
451000 Extraordinary Maint	-	-	-	-	-	-	-	-	
471500 HAP	1,235,617.04	1,181,174.40	1,197,213.65	1,141,217.53	1,079,218.44	856,244.15	820,640.51	1,018,906.66	L 6 months proj over yr
471501 HAP - Port Outs	468,958.00	425,841.40	447,546.00	372,732.70	307,392.00	427,923.00	402,189.62	391,556.66	L 6 months proj over yr
471520 Portability In-HAP Payment	168,760.00	120,116.26	149,347.17	138,893.70	114,659.00	98,957.00	74,356.00	115,115.57	L 6 months proj over yr
471800 FSS, Escrow	-	-	-	-	-	-	-	-	
480000 Depreciation	-	-	-	-	-	-	-	-	
752000 Replacement	-	-	-	-	-	-	-	-	
754000 Additions	-	-	-	-	-	-	-	-	
Total Expenses:	\$ 2,100,145.21	\$ 1,940,189.17	\$ 2,056,909.43	\$ 1,870,238.62	\$ 1,711,011.45	\$ 1,536,277.86	\$ 1,505,429.23	\$ 1,731,973.32	
Net Surplus / (Net Deficit):	\$ 58,009.51	\$ (42,561.85)	\$ 20,439.57	\$ (63,671.51)	\$ (16,432.96)	\$ 60,194.40	\$ (88,617.83)	\$ (17,407.67)	

Position	Union	ESTIMATED BUDGET	SECURITY / MEDICARE	STATE UNEMPLOYMENT INS. (2.1% of first \$12,800)	DENTAL / MEDICAL COST EMPLOYER	MEDICAL BUYOUT	RETIREMENT EMPLOYER	Scholarship Fund	Legal Fund	LIFE INSURANCE	TOTAL PAYROLL BENEFITS
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1. Maint Mechanic	N	\$ 80,426.74	\$ 6,152.65	\$ 288.80	\$ 28,680.00		\$ 14,002.29	\$ 124.80	\$ 62.40	\$ 155.88	\$ 48,446.82																						
2. Maint Mechanic	Y	73,695.02	3,837.67	288.80	28,680.00		12,830.30	124.80	62.40	155.88	47,759.85																						
3. Maint Mechanic	Y	69,447.47	3,266.23	288.80	28,680.00		11,916.70	124.80	62.40	155.88	46,390.21																						
4. Maint Mechanic	Y	71,351.54	3,056.89	288.80	28,680.00		12,418.89	124.80	62.40	155.88	47,187.66																						
5. Maint Mechanic	Y	83,272.58	4,008.95	288.80	28,680.00		11,572.89	124.80	62.40	155.88	44,157.43																						
6. Maint Worker	Y	59,222.84	4,522.92	288.80	24,378.00		10,489.24	124.80	62.40	155.88	40,086.68																						
7. Maint Worker	Y	58,520.74	4,397.40	288.80	24,378.00		10,311.05	124.80	62.40	155.88	39,891.63																						
8. Maint Worker	Y	56,305.87	4,077.40	288.80	24,378.00		9,902.85	124.80	62.40	155.88	38,282.19																						
9. Maint Worker	Y	51,112.23	3,910.09	288.80	24,378.00		8,998.64	124.80	62.40	155.88	35,100.13																						
10. Medical Worker	Y	52,588.83	4,022.05	288.80	24,378.00		9,158.72	124.80	62.40	155.88	37,798.81																						
11. Groundsmn	Y	48,251.63	3,691.25	288.80	23,680.00		8,758.12	124.80	62.40	155.88	42,470.65																						
12. Groundsmn	Y	42,475.00	3,179.34	288.80	23,680.00		8,400.81	124.80	62.40	155.88	42,703.74																						
13. Inception Stipend		60,000.00									4,590.00																						
14. Resident @ \$10.40 m x 22 wks																																	
15. Temporary (Painter)	N	21,476.00	1,642.91	288.80							1,917.71																						
<table border="0" style="width:100%"> <tr> <td>\$ 850,591.66</td> <td>\$ 65,070.27</td> <td>\$ 3,484.40</td> <td>\$ 257,799.50</td> <td>\$ 3,700.00</td> <td>\$ 129,990.14</td> <td>\$ 1,487.80</td> <td>\$ 748.80</td> <td>\$ 1,815.96</td> <td>\$ 466,697.33</td> <td></td> </tr> <tr> <td></td> <td>\$0.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>												\$ 850,591.66	\$ 65,070.27	\$ 3,484.40	\$ 257,799.50	\$ 3,700.00	\$ 129,990.14	\$ 1,487.80	\$ 748.80	\$ 1,815.96	\$ 466,697.33			\$0.00									
\$ 850,591.66	\$ 65,070.27	\$ 3,484.40	\$ 257,799.50	\$ 3,700.00	\$ 129,990.14	\$ 1,487.80	\$ 748.80	\$ 1,815.96	\$ 466,697.33																								
	\$0.00																																

NYS DISABILITY EMPLOYER	WC EMPLOYER	TOTAL BENEFITS
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\$ 86.00	\$ 2,230.15	\$ 51,762.98
\$ 86.00	2,587.49	50,433.34
\$ 86.00	2,403.30	48,879.51
\$ 86.00	2,504.54	49,758.20
\$ 86.00	2,333.98	46,577.41
\$ 86.00	2,115.31	42,287.99
\$ 86.00	2,079.58	41,997.21
\$ 86.00	2,056.57	41,423.75
\$ 86.00	1,977.13	41,163.28
\$ 86.00	1,794.83	39,879.44
\$ 86.00	1,846.66	44,403.30
\$ 86.00	1,694.42	44,484.16
		4,590.00
\$ 86.00	595.51	2,593.22
\$ 1,118.00	26,218.46	496,033.79

\$ 86.00	\$ 112.28	\$ 46,903.70
\$ 86.00	91.03	39,538.47
\$ 86.00	84.68	49,994.04
\$ 86.00	71.82	43,580.12
\$ 86.00	83.25	48,836.76
\$ 86.00	67.79	38,838.72
\$ 86.00	73.75	47,218.68
\$ 86.00	64.33	40,706.84
\$ 86.00	51.42	40,164.89
		474.30

\$ 774.00	\$ 893.37	\$ 367,782.43
\$ 1,892.00	26,911.83	869,816.22

Overtime FY 2025

Total Maint payroll **746,640.66**

employees **12**

reg hrs **24,960.0**

Avg Rate **29.91**

OT rate **44.87**

OT budget **60,000.00**

OT hours budget **1,337.19**

OT hours budget **1,037.19**

OT Weekly **19.95**

OT/Emergency year **300**

Maintenance Budget 2026

Insurance- FYE 2025

Contract Beginning: 4/1/2024 (Estimated amounts)
 Contract End: 4/1/2025

Contract	Carrier	Premium	CPAC	NY Stamping	MV Fee	Total	GL #	GL Acct	Bud amt	LH	Sect 8
Property		295,434.00	10,635.62	590.87	-	306,660.49	451001	Property Insurance	306,660.49	306,660.49	-
Gen Liability		132,505.00	4,770.18	265.01	-	137,540.19	451002	Liability Insurance	137,540.19	123,786.17	13,754.02
Business Auto		19,186.84	-	-	500.00	19,686.84	451000	All Other Insurance	19,686.84	19,686.84	-
Empl Practices Liab		1,473.00	53.03	2.95	-	1,528.97	451002	Liability Insurance	1,528.97	1,376.08	152.90
D&O Liab	inclu w empl	-	-	-	-	-	451002	Liability Insurance	-	-	-
Crime Policy	HAI	1,590.00	-	-	-	1,590.00	451003	Fidelity Bond	1,590.00	1,431.00	159.00
		450,188.84	15,458.83	858.82	500.00	467,006.50			467,006.50	452,940.58	14,065.92

* Insurance quote has not been offered by Philadelphia as of 3/10/2025

Budget 2024		LH	Sect 8
451000	All Other Insurance	19,686.84	-
451001	Property Insurance	306,660.49	-
451002	Liability Insurance	125,162.25	13,906.92
451003	Fidelity Bond	1,431.00	159.00

		AMP 11	AMP 22	Funding %	Income
Resident income	Part B L 4	748,650	1,520,294	100.00%	2,268,944
HUD Subsidy	Part D L 3	873,145	1,491,733	93.19%	2,203,830
					4,472,774

Funding History

Year	Requested	Actual	Funding %
2015	1,464,166	1,330,220	90.85%
2016	1,393,401	1,262,928	90.64%
2017	1,268,390	1,182,045	93.19%
2018	1,507,147	1,430,990	94.95%
2019	1,560,245	1,496,494	95.91%
2020	1,638,024	1,591,589	97.17%
2021	2,008,747	1,943,344	96.74%
2022	1,802,755	1,891,952	104.95%
2023	2,147,451	1,997,653	93.02%
2024	2,186,111	2,123,185	97.12%
2025			
Average	1,697,644	1,625,040	95.72%

Rental History

Year	PUM Form inc	Actual	Funding %
2020	1,912,967	1,851,136	96.77%
2021	1,561,994	1,972,638	126.29%
2022	1,984,579	1,976,972	99.62%
2023	2,147,451	2,144,555	99.87%
2024	2,117,335	2,362,223	111.57%
2025			

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2025-06

Management Health Insurance

Introduced by Commissioner _____ :

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

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

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

NOW, THEREFORE,

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

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

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Poughkeepsie Housing Authority approve and authorizes the continuation of a Health Savings Account with a maximum contribution of \$4,300.00 for the Executive Director and \$3,300 for the Accountant with self-care only coverage; and

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

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Poughkeepsie Housing Authority hereby reconfirm by resolution that the amount of reimbursement pursuant to Section 121 of the Management plan shall again be set at \$,1850.

Seconded by Commissioner: _____.

AYES

NAYS

ABSTENTIONS

I hereby CERTIFY the foregoing to be
a true and correct copy of Resolution No.
2025-06 duly adopted at the meeting of the
Poughkeepsie Housing Authority on the
12th of March 2025.

Jacquetta Brown, Secretary

Insurance Carrier	MVP-Current Plan	MVP-Renewal Plan	MVP	MVP	MVP	MVP	United Healthcare
Plan Name	MVP EPO HDHP Silver 8 (HSA) "Exchange Certified Plan" National Network	MVP EPO HDHP Silver 8 (HSA) "Exchange Certified Plan" National Network	MVP Bronze 2 EPOc (Not HSA Qualified) National Network	MVP EPO HDHP Bronze 6 (HSA) "Exchange Certified Plan" National Network	MVP Bronze 2 HMOc (Not HSA Qualified) Regional Network	MVP HMO HDHP Bronze 9 (HSA) "Exchange Certified Plan" Regional Network	Silver Choice Open Access NG 3075/4250/50 EPO DYLL Silver
Metal Level	Silver	Silver	Embedded EPO	Embedded EPO HDHP	Embedded HMO	Embedded HMO HDHP	Embedded EPO
Plan Type	EPO HDHP	EPO HDHP	EPO	EPO HDHP	HMO	HMO HDHP	EPO
Annual INM Ded. Individual	\$4,650	\$4,650	\$6,150	\$7,100	\$6,150	\$6,250	\$4,250
Annual INM Ded. Family	\$9,300	\$9,300	\$12,300	\$14,200	\$12,300	\$12,500	\$8,500
Coinsurance (In-Network)	N/A (100% after ded. DME & RX in PCP/Specialist Office/OP Facility)	N/A (100% after ded. DME & RX in PCP/Specialist Office/OP Facility)	30% (50% after ded. DME); (20% after ded. RX in PCP/Specialist Office/OP Facility)	N/A (100% after ded. DME & RX in PCP/Specialist Office/OP Facility)	30% (50% after ded. DME); (20% after ded. RX in PCP/Specialist Office/OP Facility)	50% (50% after ded. DME & Chemo & RX in PCP/Specialist Office/OP Facility)	Ded then 50%
Annual INM OOP Limits	\$7,600/\$15,200	\$7,600/\$15,200	\$8,900/\$17,800	\$7,100/\$14,200	\$8,900/\$17,800	\$7,100/\$14,200	\$9,100/\$18,200
Annual OON Ded. Coinsurance (Out of Network)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Annual OUT OOP Limits	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Primary Care Visit	100% after ded.	100% after ded.	3 visits at \$0, then \$35 Copay after ded.	100% after ded.	3 visits at \$0, then \$35 Copay after ded.	50% after ded.	\$30 Copay
Specialist Visit	100% after ded.	100% after ded.	\$60 Copay after ded.	100% after ded.	\$60 Copay after ded.	50% after ded.	\$75 Copay
Inpatient Hospital	100% after ded.	100% after ded.	30% after ded.	100% after ded.	30% after ded.	50% after ded.	50% after ded.
Outpatient Surgery	100% after ded.-OP Hospital/Preferred Facility	100% after ded.-OP Hospital/Preferred Facility	\$300 Copay after ded.-OP Hospital/Preferred Facility	100% after ded.-OP Hospital/Preferred Facility	\$300 Copay after ded.-OP Hospital/Preferred Facility	50% after ded.-OP Hospital/Preferred Facility	50% after ded.-PCP/Free-standing Facility/Hospital
Urgent Care	100% after ded.	100% after ded.	\$60 Copay after ded.	100% after ded.	\$60 Copay after ded.	50% after ded.	\$80 Copay
Emergency Room	100% after ded.	100% after ded.	\$350 Copay after ded.	100% after ded.	\$350 Copay after ded.	50% after ded.	\$900 Copay after ded.
Outpatient Lab	100% after ded.-PCP/Specialist/OP Hospital/Preferred Provider Facility	100% after ded.-PCP/Specialist/OP Hospital/Preferred Provider Facility	\$35 Copay after ded.-PCP/OP Hosp. \$0 after ded.-Preferred Facility	100% after ded.-PCP/Specialist/OP Hospital/Preferred Facility	\$35 Copay after ded.-PCP/OP Hosp. \$0 after ded.-Preferred Facility	50% after ded.-PCP/Specialist/OP Hospital/Preferred Facility	50% after ded.
Outpatient X-Ray	100% after ded.-PCP/Specialist/OP Hospital/Preferred Provider Facility	100% after ded.-PCP/Specialist/OP Hospital/Preferred Provider Facility	\$35 Copay after ded.-PCP/OP Hosp. \$0 after ded.-Preferred Facility	100% after ded.-PCP/Specialist/OP Hospital/Preferred Facility	\$35 Copay after ded.-PCP/OP Hosp. \$0 after ded.-Preferred Facility	50% after ded.-PCP/Specialist/OP Hospital/Preferred Facility	50% after ded.
Rx Ded.	Integrated ded.	Integrated ded.	Integrated ded.	Integrated ded.	Integrated ded.	Integrated ded.	\$100 ded. (Tier 1 Waived)
Tier 1/Tier 2/Tier 3	15/50/65	15/50/65	10/40/60	100%/100%/100%	10/40/60	10/35/70	15/65/50% up to \$800
Credible Coverage AM Best Rating**	YES Not Listed	YES Not Listed	YES Not Listed	YES Not Listed	YES Not Listed	YES Not Listed	YES A+
Single Plan Rate	\$980.49	\$1,058.94	\$911.92	\$985.35	\$793.11	\$818.54	\$1,017.07
Employee/Spouse Plan Rate	\$1,980.98	\$2,137.88	\$1,923.84	\$1,970.72	\$1,586.22	\$1,637.28	\$2,034.14
Family Plan Rate	\$1,683.83	\$1,817.20	\$1,550.25	\$1,675.11	\$1,348.29	\$1,391.69	\$1,729.02
Monthly Total	\$2,822.30	\$3,046.48	\$2,596.97	\$2,806.28	\$2,260.36	\$2,333.12	\$2,898.66
Annual Total	\$1,980.98	\$2,137.88	\$1,823.84	\$1,970.72	\$1,586.22	\$1,637.28	\$2,034.14
Annual Difference	\$23,771.76	\$25,654.56	\$21,886.08	\$23,648.54	\$19,034.64	\$19,647.36	\$24,405.68
		8%	-8%	-1%	-20%	-17%	3%
Pediatric Dental & Vision	Included in Rates	Included in Rates	Included in Rates	Included in Rates	Included in Rates	Included in Rates	Included in Rates

The rates and benefits in this report are for illustration and estimation purposes only and are not to be used for actual plan design or pricing. Actual rates may be based on individual circumstances. For more information, please contact your broker or the plan administrator.

Part III

Administrative, Procedural, and Miscellaneous

26 CFR 601.602: Tax forms and instructions.
(Also Part I, §§ 1, 223; Part III § 54.9831-1)

Rev. Proc. 2024-25

SECTION 1. PURPOSE

This revenue procedure provides the 2025 inflation adjusted amounts for Health Savings Accounts (HSAs) as determined under § 223 of the Internal Revenue Code and the maximum amount that may be made newly available for excepted benefit health reimbursement arrangements (HRAs) provided under § 54.9831-1(c)(3)(viii) of the Pension Excise Tax Regulations.

SECTION 2. 2025 INFLATION ADJUSTED ITEMS

.01 HSA Inflation Adjusted Items.

(1) Annual contribution limitation. For calendar year 2025, the annual limitation on deductions under § 223(b)(2)(A) for an individual with self-only coverage under a high deductible health plan is \$4,300. For calendar year 2025, the annual limitation on

deductions under § 223(b)(2)(B) for an individual with family coverage under a high deductible health plan is \$8,550.

(2) High deductible health plan. For calendar year 2025, a “high deductible health plan” is defined under § 223(c)(2)(A) as a health plan with an annual deductible that is not less than \$1,650 for self-only coverage or \$3,300 for family coverage, and for which the annual out-of-pocket expenses (deductibles, co-payments, and other amounts, but not premiums) do not exceed \$8,300 for self-only coverage or \$16,600 for family coverage.

.02 HRA Inflation Adjusted Item.

For plan years beginning in 2025, the maximum amount that may be made newly available for the plan year for an excepted benefit HRA under § 54.9831-1(c)(3)(viii) is \$2,150. See § 54.9831-1(c)(3)(viii)(B)(1) for further explanation of this calculation.

SECTION 3. EFFECTIVE DATE

This revenue procedure is effective for HSAs for calendar year 2025 and for excepted benefit HRAs for plan years beginning in 2025.

SECTION 4. DRAFTING INFORMATION

The principal author of this revenue procedure is Kyle Walker of the Office of Associate Chief Counsel (Income Tax & Accounting). For further information regarding § 223, HSAs, and excepted benefit HRAs, contact Regan Rusher at (202) 317-5500 (not a toll-free number). For further information regarding the calculation of the inflation adjustments in this revenue procedure, contact Mr. Walker at (202) 317-4718 (not a toll-free number).

Poughkeepsie Housing Authority

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

Work Order Summary

W/O#	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: 11/11/2024														
1105128	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 36	11/01/2024		11/14/2024	13	18.00	\$0.00	\$0.00	\$0.00	
Average Days to Complete and Group Totals:									<u>13.00</u>		<u>0.00</u>		<u>0.00</u>	
Total Number of Work Orders:									1	<u>18.00</u>		<u>0.00</u>		<u>0.00</u>
Open Date: 11/5/2024														
1105100	Non-Emer	Closed	Charles Newtown	Site		11/05/2024		11/05/2024	1	1.00	0.00	0.00	0.00	
1105119	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 3B4	11/05/2024			99	0.00	0.00	0.00	0.00	
Average Days to Complete and Group Totals:									<u>50.00</u>		<u>0.00</u>		<u>0.00</u>	
Total Number of Work Orders:									2	<u>1.00</u>		<u>0.00</u>		<u>0.00</u>
Open Date: 11/6/2024														
1105101	Non-Emer	Open	Errol Dias	Unit	159 Washington Street , Suite 4-1A	11/06/2024			98	0.00	0.00	0.00	0.00	
1105102	Non-Emer	Closed	Errol Dias	Unit	159 Washington Street , Suite 7-2A	11/06/2024		01/06/2025	61	1.00	0.00	50.00	50.00	
1105141	Non-Emer	Closed	Kevin Enright	Unit	159 Washington Street , Suite 1-4B	11/06/2024		12/06/2024	30	87.02	0.00	0.00	0.00	
Average Days to Complete and Group Totals:									<u>63.00</u>		<u>0.00</u>		<u>50.00</u>	
Total Number of Work Orders:									3	<u>88.02</u>		<u>50.00</u>		<u>50.00</u>
Open Date: 11/7/2024														
1105110	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 2A14	11/07/2024		11/07/2024	1	2.00	0.00	0.00	0.00	
1105111	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 3A5	11/07/2024		12/07/2024	30	0.50	0.00	0.00	0.00	
1105112	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue , Suite 3A5	11/07/2024		11/07/2024	1	0.50	0.00	0.00	0.00	
Average Days to Complete and Group Totals:									<u>10.67</u>		<u>0.00</u>		<u>0.00</u>	
Total Number of Work Orders:									3	<u>3.00</u>		<u>0.00</u>		<u>0.00</u>
Open Date: 11/13/2024														
1105118	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue , Suite 9C1	11/13/2024		11/21/2024	8	1.50	0.00	0.00	0.00	
Average Days to Complete and Group Totals:									<u>8.00</u>		<u>0.00</u>		<u>0.00</u>	
Total Number of Work Orders:									1	<u>1.50</u>		<u>0.00</u>		<u>0.00</u>
Open Date: 11/15/2024														
1105125	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue , Suite 8A13	11/15/2024		01/20/2025	66	111.9	0.00	0.00	0.00	
1105129	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street , Suite 44	11/15/2024		11/15/2024	1	1.00	0.00	0.00	0.00	
1105134	Non-Emer	Open	Errol Dias	Unit	109 Delafield Street , Suite 36	11/15/2024			89	0.00	0.00	0.00	0.00	
1105140	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue , Suite 1A5	11/15/2024		11/26/2024	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	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Average Days to Complete and Group Totals:													
										41.75	0.00	0.00	0.00
Total Number of Work Orders: 4													
Open Date: 11/18/2024													
1105105	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls, Suite A-1	11/18/2024		11/18/2024	1	2.50	\$0.00	\$0.00	\$0.00
1105106	Non-Emer	Closed	Errol Dias	Unit	159 Washington Street, Suite 4-6B	11/18/2024		11/20/2024	2	2.00	0.00	0.00	0.00
1105108	Non-Emer	Closed	Errol Dias	Unit	159 Washington Street, Suite 6-3A	11/18/2024		11/19/2024	1	3.00	0.00	0.00	0.00
										1.33	0.00	0.00	0.00
Average Days to Complete and Group Totals: 3													
Total Number of Work Orders: 3													
Open Date: 11/20/2024													
1105109	Non-Emer	Closed	Nerec Diaz	Unit	159 Washington Street, Suite 4-5A	11/20/2024		11/20/2024	1	1.00	0.00	0.00	0.00
										7.50	0.00	0.00	0.00
Average Days to Complete and Group Totals: 1.00													
Total Number of Work Orders: 1													
Open Date: 11/26/2024													
1105117	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St., Suite 2B	11/26/2024		11/26/2024	1	2.00	0.00	0.00	0.00
										1.00	0.00	0.00	0.00
Average Days to Complete and Group Totals: 2.00													
Total Number of Work Orders: 1													
Open Date: 12/1/2024													
1105150	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 6C5	12/01/2024			73	0.00	0.00	0.00	0.00
										73.00	0.00	0.00	0.00
Average Days to Complete and Group Totals: 1													
Total Number of Work Orders: 1													
Open Date: 12/5/2024													
1105124	Non-Emer	Closed	Nerec Diaz	Unit	159 Washington Street, Suite 4-6B	12/05/2024		12/09/2024	4	2.00	0.00	0.00	0.00
1105137	Non-Emer	Open	Errol Dias	Unit	11 Boulevard Knolls, Suite C-1	12/05/2024			69	0.00	0.00	0.00	0.00
										36.50	0.00	0.00	0.00
Average Days to Complete and Group Totals: 2													
Total Number of Work Orders: 2													
Open Date: 12/6/2024													
1105131	Non-Emer	Closed	Nerec Diaz	Unit	109 Dalafield Street, Suite 23	12/06/2024		12/16/2024	10	1.00	0.00	0.00	0.00
1105132	Non-Emer	Closed	Nerec Diaz	Unit	109 Dalafield Street, Suite 6	12/06/2024		12/09/2024	3	2.00	0.00	0.00	0.00
1105133	Non-Emer	Closed	Nerec Diaz	Unit	109 Dalafield Street, Suite 13	12/06/2024		12/10/2024	4	2.00	0.00	0.00	0.00
1105142	Non-Emer	Closed	Charles Newman	Unit	109 Dalafield Street, Suite 36	12/06/2024		12/21/2024	15	10.50	0.00	0.00	0.00
										8.00	0.00	0.00	0.00
Average Days to Complete and Group Totals: 4													
Total Number of Work Orders: 4													
Open Date: 12/9/2024													
1105143	Non-Emer	Closed	Nerec Diaz	Unit	109 Dalafield Street, Suite 33	12/09/2024		12/09/2024	1	1.00	0.00	50.00	50.00
1105144	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue, Suite 4C3	12/09/2024		12/09/2024	1	0.25	0.00	0.00	0.00
										15.50	0.00	50.00	50.00

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: 12/9/2024													
1105145	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 8B3	12/09/2024		12/09/2024	1	0.50	\$0.00	\$0.00	\$0.00
1105146	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 7B1	12/09/2024		12/09/2024	1	4.00	0.00	50.00	50.00
1105147	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 10B4	12/09/2024		12/09/2024	1	0.25	0.00	0.00	0.00
1105148	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue, Suite 7C2	12/09/2024		12/10/2024	1	2.50	0.00	0.00	0.00
Average Days to Complete and Group Totals:										<u>1.00</u>	<u>0.00</u>	<u>100.00</u>	<u>100.00</u>
Total Number of Work Orders:										<u>6</u>	<u>8.50</u>	<u>100.00</u>	<u>100.00</u>
Average Days to Complete and Grand Totals:										<u>21.84</u>	<u>0.00</u>	<u>150.00</u>	<u>150.00</u>
Work Orders Grand Total:										<u>261.00</u>	<u>150.00</u>	<u>150.00</u>	<u>150.00</u>

Poughkeepsie Housing Authority

4 Howard Street
 Poughkeepsie, NY 12601
 TEL (845) 485-8862
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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: 12/12/2024													
1105150	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 6C5	12/01/2024			73	0.00	\$0.00	\$0.00	\$0.00
Average Days to Complete and Group Totals:													
										73.00	0.00	0.00	0.00
Total Number of Work Orders: 1													
Open Date: 12/15/2024													
1105124	Non-Emer	Closed	Nerec Diaz	Unit	159 Washington Street, Suite 4-6B	12/05/2024		12/09/2024	4	2.00	0.00	0.00	0.00
1105137	Non-Emer	Open	Errol Dias	Unit	11 Boulevard Knolls, Suite C-1	12/05/2024			69	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										36.50	0.00	0.00	0.00
Total Number of Work Orders: 2													
Open Date: 12/16/2024													
1105131	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street, Suite 23	12/06/2024		12/16/2024	10	1.00	0.00	0.00	0.00
1105132	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street, Suite 6	12/06/2024		12/09/2024	3	2.00	0.00	0.00	0.00
1105133	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street, Suite 13	12/06/2024		12/10/2024	4	2.00	0.00	0.00	0.00
1105142	Non-Emer	Closed	Charles Newman	Unit	109 Delafield Street, Suite 36	12/06/2024		12/21/2024	15	10.50	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										8.00	0.00	0.00	0.00
Total Number of Work Orders: 4													
Open Date: 12/19/2024													
1105143	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street, Suite 33	12/09/2024		12/09/2024	1	1.00	0.00	50.00	50.00
1105144	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue, Suite 4C3	12/09/2024		12/09/2024	1	0.25	0.00	0.00	0.00
1105145	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 8B3	12/09/2024		12/09/2024	1	0.50	0.00	0.00	0.00
1105146	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 7B1	12/09/2024		12/09/2024	1	4.00	0.00	50.00	50.00
1105147	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 10B4	12/09/2024		12/09/2024	1	0.25	0.00	0.00	0.00
1105148	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue, Suite 7C2	12/09/2024		12/10/2024	1	2.50	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										1.00	0.00	100.00	100.00
Total Number of Work Orders: 6													
Open Date: 12/12/2024													
1105149	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 7B5	12/12/2024		12/12/2024	1	1.33	0.00	0.00	0.00
1105151	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street, Suite 35	12/12/2024		12/12/2024	1	3.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										1.00	0.00	0.00	0.00
Total Number of Work Orders: 2													
Open Date: 12/13/2024													
										4.33	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
1105192	Non-Emer	Open	Nerec Diaz	Unit	11 Boulevard Knolls, Suite C-1	12/13/2024			61	0.00	\$0.00	\$0.00	\$0.00
Average Days to Complete and Group Totals:													
										61.00	0.00	0.00	0.00
Total Number of Work Orders: 1													
Open Date: 12/13/2024													
1105152	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street, Suite 18	12/16/2024		12/16/2024	1	4.00	0.00	0.00	0.00
1105153	Non-Emer	Closed	Nerec Diaz	Unit	120 Hudson Avenue, Suite 2A1	12/16/2024		12/16/2024	1	0.50	0.00	0.00	0.00
1105154	Non-Emer	Closed	Nerec Diaz	Unit	120 Hudson Avenue, Suite 8A12	12/16/2024		12/16/2024	1	2.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										1.00	0.00	0.00	0.00
Total Number of Work Orders: 3													
Open Date: 12/16/2022													
1105155	Non-Emer	Open	Nerec Diaz	Unit	11 Boulevard Knolls, Suite C-1	12/18/2024			56	0.00	0.00	0.00	0.00
1105156	Non-Emer	Closed	Nerec Diaz	Unit	11 Boulevard Knolls, Suite F-4	12/18/2024		12/18/2024	1	2.50	0.00	0.00	0.00
1105157	Non-Emer	Closed	Errol Dias	Unit	159 Washington Street, Suite 1-1B	12/18/2024		01/14/2025	27	1.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										28.00	0.00	0.00	0.00
Total Number of Work Orders: 3													
Open Date: 12/20/2024													
1105158	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 7B2	12/20/2024			54	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										54.00	0.00	0.00	0.00
Total Number of Work Orders: 1													
Open Date: 12/31/2024													
1105159	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls, Suite A-1	12/31/2024		12/31/2024	1	1.83	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										1.00	0.00	0.00	0.00
Total Number of Work Orders: 1													
Open Date: 1/6/2025													
1105166	Non-Emer	Closed	Nerec Diaz	Unit	109 Delafield Street, Suite 24	01/06/2025		01/06/2025	1	1.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										1.00	0.00	0.00	0.00
Total Number of Work Orders: 1													
Open Date: 1/7/2025													
1105162	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue, Suite 1B3	01/07/2025		01/07/2025	1	0.25	0.00	0.00	0.00
1105163	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue, Suite 1C3	01/07/2025		01/07/2025	1	0.50	0.00	0.00	0.00
1105165	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 3C4	01/07/2025		01/07/2025	1	1.25	0.00	0.00	0.00
1105167	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 2A15	01/07/2025		01/07/2025	1	1.00	0.00	0.00	0.00
1105168	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 9C5	01/07/2025		01/07/2025	1	1.00	0.00	0.00	0.00
1105169	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 1B2	01/07/2025		01/08/2025	1	0.50	0.00	0.00	0.00
1105170	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 4B2	01/07/2025		01/07/2025	1	2.75	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: 1/7/2025													
1105171	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 3A12	01/07/2025		01/08/2025	1	0.50	\$0.00	\$0.00	\$0.00
Average Days to Complete and Group Totals:										1.00	0.00		0.00
Total Number of Work Orders:										7.75			0.00
Average Days to Complete and Grand Totals:										12.06	0.00		100.00
Work Orders Grand Total:										50.92			100.00

Poughkeepsie Housing Authority

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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: 2/3/2025													
1105207	Non-Emer	Open	Pete Martinson	Unit	109 Delafield Street, Suite 13	02/03/2025			35	0.00	\$0.00	\$0.00	\$0.00
1105208	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street, Suite 45	02/03/2025			35	0.00	0.00	0.00	0.00
1105213	Non-Emer	Open	Phillip Orls	Unit	120 Hudson Avenue, Suite 8C4	02/03/2025			35	0.00	0.00	0.00	0.00
1105216	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street, Suite 1-8A	02/03/2025			35	0.00	0.00	0.00	0.00
1105217	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street, Suite 1-12B	02/03/2025			35	0.00	0.00	0.00	0.00
1105218	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street, Suite 1-12B	02/03/2025			35	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:										35.00	0.00	0.00	0.00
Total Number of Work Orders:										6	0.00	0.00	0.00
Open Date: 2/5/2025													
1105212	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street, Suite 5	02/05/2025			33	0.00	0.00	0.00	0.00
1105214	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 9C4	02/05/2025			33	0.00	0.00	0.00	0.00
1105215	Non-Emer	Open	Kevin Einright	Unit	120 Hudson Avenue, Suite 3A1	02/05/2025			33	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:										33.00	0.00	0.00	0.00
Total Number of Work Orders:										3	0.00	0.00	0.00
Open Date: 2/10/2025													
1105206	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street, Suite 46	02/10/2025			28	0.00	0.00	0.00	0.00
1105209	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street, Suite 32	02/10/2025			28	0.00	0.00	0.00	0.00
1105222	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 10C1	02/10/2025			28	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:										28.00	0.00	0.00	0.00
Total Number of Work Orders:										3	0.00	0.00	0.00
Open Date: 2/11/2025													
1105210	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street, Suite 4-4A	02/11/2025			27	0.00	0.00	0.00	0.00
1105211	Non-Emer	Open	Nerec Diaz	Unit	159 Washington Street, Suite 4-5A	02/11/2025			27	0.00	0.00	0.00	0.00
1105221	Non-Emer	Open	Kevin Einright	Unit	120 Hudson Avenue, Suite 10A2	02/11/2025			27	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:										27.00	0.00	0.00	0.00
Total Number of Work Orders:										3	0.00	0.00	0.00
Open Date: 2/12/2025													
1105219	Non-Emer	Open	Errol Dias	Unit	159 Washington Street, Suite 1-12A	02/12/2025			26	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:										26.00	0.00	0.00	0.00
Total Number of Work Orders:										1	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: 2/13/2025													
1105220	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 1B3	02/13/2025			25	0.00	\$0.00	\$0.00	\$0.00
1105223	Non-Emer	Open	Nerec Diaz	Unit	109 Delatfield Street, Suite 12	02/13/2025			25	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										<u>25.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Number of Work Orders: 2													
Open Date: 2/14/2025													
1105224	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 7B5	02/14/2025			24	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										<u>24.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Number of Work Orders: 1													
Open Date: 2/20/2025													
1105225	Non-Emer	Open	Charles Neuman	Unit	11 Boulevard Knolls, Suite B-4	02/20/2025			18	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
										<u>18.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Number of Work Orders: 1													
Average Days to Complete and Grand Totals:													
										<u>29.60</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Work Orders Grand Total: 20													

Poughkeepsie Housing Authority

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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: 1/6/2025													
1105166	Non-Emer	Closed	Nerec Diaz	Unit	109 DeLafield Street, Suite 24	01/06/2025		01/06/2025	1	1.00	\$0.00	\$0.00	\$0.00
Average Days to Complete and Group Totals:													
Total Number of Work Orders: 1													
Open Date: 1/7/2025													
1105162	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue, Suite 1B3	01/07/2025		01/07/2025	1	0.25	0.00	0.00	0.00
1105163	Non-Emer	Closed	Kevin Enright	Unit	120 Hudson Avenue, Suite 1C3	01/07/2025		01/07/2025	1	0.50	0.00	0.00	0.00
1105165	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 3C4	01/07/2025		01/07/2025	1	1.25	0.00	0.00	0.00
1105167	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 2A15	01/07/2025		01/07/2025	1	1.00	0.00	0.00	0.00
1105168	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 9C5	01/07/2025		01/07/2025	1	1.00	0.00	0.00	0.00
1105169	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 1B2	01/07/2025		01/08/2025	1	0.50	0.00	0.00	0.00
1105170	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 4B2	01/07/2025		01/07/2025	1	2.75	0.00	0.00	0.00
1105171	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 3A12	01/07/2025		01/08/2025	1	0.50	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
Total Number of Work Orders: 8													
Open Date: 1/9/2025													
1105160	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 3B3	01/09/2025			34	0.00	0.00	0.00	0.00
1105161	Non-Emer	Closed	Nerec Diaz	Unit	159 Washington Street, Suite 1-5A	01/09/2025		01/09/2025	1	1.00	0.00	0.00	0.00
1105164	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue, Suite 3B5	01/09/2025			34	0.00	0.00	0.00	0.00
1105172	Non-Emer	Closed	Nerec Diaz	Unit	159 Washington Street, Suite 4-3B	01/09/2025		01/10/2025	1	1.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
Total Number of Work Orders: 4													
Open Date: 1/10/2025													
1105173	Non-Emer	Closed	Errol Dias	Unit	159 Washington Street, Suite 7-6A	01/10/2025		01/13/2025	3	0.67	0.00	0.00	0.00
1105174	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue, Suite 3C4	01/10/2025			33	0.00	0.00	0.00	0.00
1105175	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 6A11	01/10/2025		01/10/2025	1	0.75	0.00	0.00	0.00
1105176	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue, Suite 10A5	01/10/2025			33	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
Total Number of Work Orders: 4													
Open Date: 1/13/2025													
1105177	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 10C1	01/13/2025		01/13/2025	1	0.50	0.00	0.00	0.00
1105178	Non-Emer	Closed	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 8C1	01/13/2025		01/13/2025	1	0.50	0.00	0.00	0.00
Total Number of Work Orders: 4													
Total Labor Hours: 17.50													
Total Material Cost: 0.00													
Total Calc'd Charge: 0.00													
Total Actual Charge: 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: 1/13/2025													
1105179	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 3C2	01/13/2025		01/14/2025	1	0.75	\$0.00	\$0.00	\$0.00
1105180	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 10C3	01/13/2025			30	0.00	0.00	0.00	0.00
1105181	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 3C1	01/13/2025		01/14/2025	1	1.00	0.00	0.00	0.00
1105182	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 8B5	01/13/2025			30	0.00	0.00	0.00	0.00
1105183	Non-Emer	Closed	Charles Newman	Unit	378 Mansion St., Suite 5A	01/13/2025		01/14/2025	1	0.50	0.00	0.00	0.00
1105188	Non-Emer	Open	Charles Newman	Unit	378 Mansion St., Suite 2F	01/13/2025			30	0.00	0.00	0.00	0.00
1105189	Non-Emer	Open	Nerec Diaz	Unit	378 Mansion St., Suite 2F	01/13/2025			30	0.00	0.00	0.00	0.00
1105190	Non-Emer	Open	Pete Martinson	Unit	378 Mansion St., Suite 2F	01/13/2025			30	0.00	0.00	0.00	0.00
1105191	Non-Emer	Open	Errol Dias	Unit	378 Mansion St., Suite 2F	01/13/2025			30	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
Total Number of Work Orders: 11													
Open Date: 1/14/2025													
1105184	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 6A4	01/14/2025			29	0.00	0.00	0.00	0.00
1105185	Non-Emer	Closed	Charles Newman	Unit	11 Boulevard Knolls, Suite F-1	01/14/2025		01/14/2025	1	1.00	0.00	0.00	0.00
1105186	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 7A5	01/14/2025		01/14/2025	1	0.50	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
Total Number of Work Orders: 3													
Open Date: 1/15/2025													
1105187	Non-Emer	Closed	Pete Martinson	Unit	120 Hudson Avenue, Suite 7C2	01/15/2025		01/15/2025	1	0.75	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
Total Number of Work Orders: 1													
Open Date: 1/21/2025													
1105194	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 7B3	01/21/2025			22	0.00	0.00	0.00	0.00
1105196	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 8C3	01/21/2025			22	0.00	0.00	0.00	0.00
1105197	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street, Suite 9	01/21/2025			22	0.00	0.00	0.00	0.00
1105198	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 9C4	01/21/2025			22	0.00	0.00	0.00	0.00
1105199	Non-Emer	Open	Charles Newman	Unit	11 Boulevard Knolls, Suite D-3	01/21/2025			22	0.00	0.00	0.00	0.00
1105200	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue, Suite 1A12	01/21/2025			22	0.00	0.00	0.00	0.00
1105201	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 10C1	01/21/2025			22	0.00	0.00	0.00	0.00
1105202	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 6A4	01/21/2025			22	0.00	0.00	0.00	0.00
1105203	Non-Emer	Open	Brandon Elmendorf	Unit	120 Hudson Avenue, Suite 5B5	01/21/2025			22	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:													
Total Number of Work Orders: 9													
Open Date: 1/22/2025													
1105195	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue, Suite 7B3	01/22/2025			21	0.00	0.00	0.00	0.00
1105204	Non-Emer	Open	Nerec Diaz	Unit	109 Delafield Street, Suite 39	01/22/2025			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	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Average Days to Complete and Group Totals:									21.00		0.00		0.00
Total Number of Work Orders:									2	0.00		0.00	
Average Days to Complete and Grand Totals:									14.09		0.00		0.00
Work Orders Grand Total:									43	17.67		0.00	