

AGENDA

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

ROLL CALL

Public Hearing FY26 Agency Plan

MINUTES

November 12, 2025/Regular Meeting

TENANT and PUBLIC PARTICIPATION

RESOLUTIONS

2025-11 FY26 Agency Plan

2025-12 Approval of the Developer's Selection of RAD/Section 18 Blend for Redevelopment of the Hudson Gardens Property

2025-13 Approval of Including Martin Luther King Jr. and Thurgood Marshall Terrace Properties in the RFQ for a Development Partner under the Choice Neighborhood Grant

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 November 12, 2025 Meeting

Present: Shirley Adams, Chairman
Vincent Brugger, Vice-Chairman
Thomas O'Neill, Assistant Secretary-Treasurer 5:27 pm
Felicia Watson, Treasurer
Terricena Brown, Member
Robin Johnson, Member

Absent: Jacquetta Brown, Secretary

Also Present: Sandra Boothe, Executive Director
Thomas Shanley, Accountant
Joanna Longcore, Attorney
Mayor Yvonne Flowers
Richard Distel, City Planner

The Meeting of the Poughkeepsie Housing Authority was held on November 12, 2025, at 5:22 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

MINUTES

October 8, 2025/Regular Meeting: Vice-Chairman Brugger made a motion to put the minutes on the floor. Commissioner Watson seconded. Motion passed unanimously. Commissioner Watson made a motion to accept the minutes. Vice-Chairman Brugger seconded. Motion passed unanimously.

TENANT AND PUBLIC PARTICIPATION

Commissioner T. Brown asked if the tenant's case has come up. Ms. Longcore said that she will be back in court on Tuesday. She believes Legal Services has agreed to represent her, and she has a call scheduled with her attorney.

Mayor Flowers came to the Board to discuss the Choice Neighborhood Grant. She said the City is at the point to pull together the transformational plan. She said that we really need everyone on board to really start thinking about the vision of the housing authority. We are looking at doing development at Hudson and looking at transforming a whole neighborhood on the Northside that includes Martin Luther King Jr. and Thurgood Marshall Terrace. This is a game changer for the housing authority, and she said that some of us that have been going to these conferences and seeing how other Executive Directors and Boards are being able to move their housing authorities in ways we have never seen before. When we started to do RAD, we realized that HUD is starting to come out of public housing, so we have to look at creative ways of developing in order to keep your portfolio, along with low-income housing. She said that everyone needs to step up as we are at an exciting place.

RESOLUTIONS

None

COMMITTEE REPORTS

Building and Security: Commissioner Watson asked if the time has shifted for the laundry rooms. Ms. Boothe replied that they have cut out the concrete for all the developments. They will be doing the electrical work the week of the 24th, and they anticipate they will be done by Thanksgiving, and they want to test on the 28th and 29th. The key card access should be ready for the tenants by December 1. Commissioner Watson asked what the hours would be. Ms. Boothe replied that we are thinking of the hours of 7:30 am to 9:00 pm.

Finance: Mr. Shanley that the net deficit for the month of October is \$146,699.58 and the net surplus year-to-date is \$325,147.94. As of October 31, we are leased at 340 of 359 units.

In Section 8 for the month of October, the Net Surplus is \$12,020.62. Year-to-date, our net surplus is \$129,242.24. As of October 31, we are leased at 87 of 91 for HCV, 58 or 60 for VASH, and 9 of 18 for the Foster Youth to Independence vouchers.

Personnel: Commissioner Watson said that the Board would be going into Executive Session this evening.

Tenant Relations: No report.

EXECUTIVE DIRECTOR'S REPORT

On December 9th, the Office of the Aging is going to be holding an informational session at Martin Luther King regarding Medicare and all the other services they offer.

Ms. Boothe said that she was invited along with two other housing authorities, some senior living and care facilities, and community service such as Dutchess Outreach and AARP, by Senator Rolison and Cordell Claire, the State Senator who chairs the committee for the aging to have a round table meeting tomorrow at Adriance Memorial Library from 10:45 am to 11:45 am. Chairman Adams asked what the subject of the meeting is. Ms. Boothe replied that the topic is assisting our seniors in a round table discussion. Dutchess, Putnam, and Orange County Office of the Aging, the PHA, Beacon Housing Authority, Newburgh Housing Authority, Hudson Valley Hospice, St. Simeon, The Pines in Poughkeepsie, Meals on Wheels, Dutchess Outreach, AARP, and Hudson Valley LLT program have all been invited.

Ms. Boothe said that we sent out letters to tenants regarding unpaid fees, such as late fees, washer fees etc. We stated in the letter that the fees need to be paid by December 1. Several tenants have paid the fees. For those who do pay by December 1, we will be sending out a second letter.

CHAIRMAN'S REPORT

Chairman Adams said that we spoke about filling the vacancies on the committees. She will be appointed chairpersons to these committees. She will be taking recommendations from the chairperson on who they would like on their committee. As Chairperson, she will not head a committee.

She acknowledged that we had a meeting with our developers. The developers sent their recommendations. Commissioner Watson asked if the document they sent is privileged. Ms. Longcore replied that it was not. Ms. Longcore said that the developer is recommending that we use a RAD/Section 18 blend. We would still have a one-to-one replacement. It would not necessarily be one to one for apartment size, but however many units there are now, that number would be reserved for housing authority residents. Those units will always stay for housing authority residents. It will be switched from Section 9 to Section 8, but the Section 8 vouchers will be with the apartment. This allows them to build additional units, and they will be turning this into a more of a mixed-income development. This will help make the development more sustainable.

Chairman Adams asked if we could have a vote on going with the developer's recommendation for the RAD/Section 18 blend. Commissioner T. Brown made a motion to put it on the table. Commissioner O'Neill. Motion passed unanimously. Commissioner Watson said that she would like to abstain from this vote as she said she does not feel the innovation part of this is there. She feels there is so much more they could do. Chairman Adams asked if she could have a resolution ready for the next meeting.

COUNSEL'S REPORT

Ms. Longcore said that she knows she was asked to talk about open meetings. She said there are matters that can be discussed in Executive Session and then there are exemptions to open meetings. This can cause confusion especially when it comes to attorney/client meetings. Technically attorney/client meetings are exempt from open meetings all together. If the board needs to speak to her for the purpose of getting legal advice, there is no open meeting law that applies to that, but the subject would have to be limited to legal advice. For Executive Session, the public can be barred but must be made aware of it. For the work sessions, she would recommend that we put out notice and advertise before we know if we have a quorum so that we are in compliance. She said that we should focus on staffing the committees so that we can work on issues so there would not be a quorum. As long as they are not doing business, it should be fine.

The letter for the New Hope Center will be sent out over email hopefully in the next week.

Commissioner Watson said that if the commissioners don't respond, we should not post the work session. Chairman Adams said that she is going to limit the work sessions and put pressure on the committees to meet. Commissioner Watson said that we need to look at the By-Laws and suggested an Ad-Hoc committee to look at them and make recommendations.

This could then be passed on to the lawyer. She also suggested a commissioner's manual with basic information.

OLD BUSINESS

None

NEW BUSINESS

None

At 6:02 pm, Commissioner Watson made a motion to go into Executive Session. Commissioner O'Neill seconded. At 7:12 pm, the meeting resumed.

At 7:13 pm, the meeting adjourned.

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

Jaquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2025-11

Introduced by Commissioner _____

WHEREAS, the U.S. Department of Housing and Urban Development (hereinafter, "HUD") requires that each Public Housing Authority develop a PHA FY 2026 Agency Plan process and the required Capital Fund Five Year Action Plan, as required by the Quality Housing and Work Responsibility Act of 1998 (hereinafter, "QHWRA"); and

WHEREAS, the Poughkeepsie Housing Authority (hereinafter, "PHA") has developed the PHA FY 2026 Annual Agency Plan and the required Capital Fund Five Year Action Plan has been advertised for public review, and has made available to the public for 45 days as per QHWRA requirements; and

WHEREAS, the following documents listed reflect all those parts being submitted under PHA FY2026 Agency Plan process: 1. PHA Annual Agency Plan process; 2. Five-Year Capital Fund Program Action Plan for Fiscal Years 2026-2030; 3. HUD-mandated changes to the ACOP, Lease, and Section 8 Administrative Plan as detailed in the Summary of Policy Changes.

NOW, THEREFORE,

BE IT RESOLVED, that the above listed documents of the Poughkeepsie Housing Authority be approved with the effective date of April 1, 2026; and

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

Seconded by Commissioner: _____

AYES NAYS ABSTENTIONS

I hereby CERTIFY the foregoing to be
a true and correct copy of Resolution No.
2025-11 duly adopted at the meeting of the
Poughkeepsie Housing Authority on the
10th day of December 2025.

Jacquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY

Summary of Policy Changes – December 2025

ACOP: (HUD-mandated changes from PIH Notices 2023-27 and 2024-38)

- New *Authorization for Release of Information and Privacy Act Notice* (9886-A) only needs signed once. Added language that the PHA will deny or terminate assistance or admission if a tenant/applicant revokes their consent.
- Revised and new Exclusions from Income, some of which include the following:
 - *Nonrecurring Income* (24 CFR 5.609(b)(24))
 - *Lump-Sum Additions to Net Family Assets* (24 CFR 5.609(b)(24)(vii))
 - *Income Earned on Amounts Placed in a Family's Family Self Sufficiency (FSS) Account* (24 CFR 5.609(b)(27))
 - *Income of Live-in Aides, Foster Children, and Foster Adults* (24 CFR 5.609(b)(8))
 - *Payments Received for the Care of Foster Children or Foster Adults or State or Tribal Kinship or Guardianship Care Payments* (24 CFR 5.609(b)(4))
 - *Insurance Payments or Settlements* (24 CFR 5.609(b)(5))
 - *Civil Action Recoveries or Settlements* (24 CFR 5.609(b)(7))
 - *Earned Income of Dependent Full-Time Students* (24 CFR 5.609(b)(14))
 - *Adoption Assistance Payments* (24 CFR 5.609(b)(15))
 - *Veterans Regular Aid and Attendance* (24 CFR 5.609(b)(17))
 - *Home-Based Care Payments for a Family Member(s) with one or more Disabilities* (24 CFR 5.609(b)(19))
 - *Loan Proceeds* (24 CFR 5.609(b)(20))
 - *Certain Payments Received by Tribal Members* (24 CFR 5.609(b)(21))
 - *Exclusions from Other Federal Statutes* (24 CFR 5.609(b)(22))
 - *Replacement Housing Gap Payments* (24 CFR 5.609(b)(23))
 - *Student Financial Assistance* (24 CFR 5.609(b)(9))
 - *Achieving a Better Life Experience (ABLE) Accounts* (24 CFR 5.609(b)(22))
 - *Income and Distributions from Coverdell Education Savings Accounts, 529 Accounts, and "Baby Bond" Accounts* (24 CFR 5.609(b)(10))
 - *Gross Income from Self-Employment or Operation of a Business* (24 CFR 5.609(b)(24) and 5.609(b)(28))
 - *Civil Rights Settlements or Judgments* (24 CFR 5.609(b)(25)) *Certain distributions of irrevocable trusts or revocable trusts outside the control of the family or household (including most Special Needs Trusts)* (24 CFR 5.609(b)(2))
 - *Certain distributions of irrevocable trusts or revocable trusts outside the control of the family or household (including most Special Needs Trusts)* (24 CFR 5.609(b)(2))

Please refer to PIH Notices 2023-27 and 2024-38 for full set of Income Exclusions and how to implement them.

- New definitions included in Glossary:

“Earned income” and “unearned income” (24 CFR 5.100). Please refer to Notice PIH 2023-27, Attachment F, Sections F.2 and F.3 for guidance on these definitions.

“Family” (24 CFR 5.403). Please refer to Notice PIH 2023-27, Attachment E, Section E.1 for guidance on the definition of family.

“Day laborer,” “independent contractor,” and “seasonal worker” (24 CFR 5.603). Please refer to Notice PIH 2023-27, Attachment F, Sections F.2.a, F.2.b, and F.2.c for guidance on these definitions.

“Dependent” (24 CFR 5.603). Please refer to Notice PIH 2023-27, Attachment E, Section E.2 for guidance on the revision to this definition.

“Foster child” and “foster adult” (24 CFR 5.603). Please refer to Notice PIH 2023-27, Attachment E, Section E.2 for guidance on these definitions.

“Health and medical care expenses” (24 CFR 5.603). Please refer to Notice PIH 2023-27, Attachment C, Section C.3.b for guidance on this definition.

“Minor” (24 CFR 5.603).

Please refer to PIH Notices 2023-27 and 2024-38 for full definitions of the above, and how to implement them.

- New definitions included related to the VAWA Act in Glossary:
- New language related to the Violence Against Women Act (VAWA)
- Discontinuation of the Earned Income Disallowance - No families will continue to receive the EID after December 31, 2025, regardless of the number of months that may be remaining.

LEASE: HUD-MANDATED CHANGES (per the 12/13/2024 Federal Register):

HUD made permanent the 30-day Notice for non-payment of Rent, originally made effective during COVID.

Also, HUD included a requirement that the 30-day notice for non-payment of rent include new language and instructions on how tenants can cure lease violations for nonpayment of rent; the alleged amount of rent owed by the tenant and any other arrearages allowed by HUD; the date by which the tenant must pay rent and arrearages to avoid the filing of an eviction; information on how tenants can recertify their income; how tenants can request a minimum rent hardship exemption, if applicable.

The above information has been added to the Lease. PHA’s need to add the wording to their Notice for Non-Payment of Rent that they send out to the residents.

NEW VAWA EMERGENCY TRANSFER PLAN

HUD-MANDATED CHANGES: (HUD-mandated changes from PIH Notices 2023-27, 2024-19, and 2024-38)

SECTION 8 ADMINISTRATIVE PLAN:

- New *Authorization for Release of Information and Privacy Act Notice* (9886-A) only needs signed once. Added language that the PHA will deny or terminate assistance or admission if a participant/applicant revokes their consent.
- Additional materials required in the briefing packet, and additional areas to discuss at the **oral briefing**.
- Additional types and definitions of Inspections
- Revised responsibilities for both owners and families related to HQS
- Revised PHA remedies for HQS deficiencies identified during inspections other than the initial inspection.
- New and/or revised actions for Changes in Payment Standards (both Increases and Decreases), and for Changes in Family Size.
- Family Moves Due to Unit Deficiencies due to an owner failing to make required repairs within the required time frame: Initial term of the voucher will be 90 calendar days, with possible extensions. Family must submit RTA within the 90 days, or any extension given by the PHA. If family cannot find an HCV unit within the timeframes, PHA must provide a preference in their Public Housing Program for HCV families whose HAP contract is being terminated
- Manufactured Home Space Rental – changes to the monthly housing assistance, and added eligible expenses

Please refer to PIH Notices 2024-19 for full information on the above, and how to implement them.

- Discontinuation of the Earned Income Disallowance - No families will continue to receive the EID *after December 31, 2025*, regardless of the number of months that may be remaining.
- Revised and new Exclusions from Income, **some** of which include the following:
 - *Nonrecurring Income (24 CFR 5.609(b)(24))*
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- *Home-Based Care Payments for a Family Member(s) with one or more Disabilities (24 CFR 5.609(b)(19))*
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- *Certain distributions of irrevocable trusts or revocable trusts outside the control of the family or household (including most Special Needs Trusts) (24 CFR 5.609(b)(2))*

Please refer to PIH Notices 2023-27 and 2024-38 for full set of Income Exclusions and how to implement them.

- New definitions included in Glossary:

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"Minor" (24 CFR 5.603).

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NEW VAWA EMERGENCY TRANSFER PLAN



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

SPECIAL ATTENTION OF:
Office Directors of Public Housing;
Regional Directors; Public Housing
Agencies

NOTICE PIH 2024-38
Issued: December 17, 2024

Expires: This notice remains in effect until
amended, superseded or rescinded.

Cross References: Notice PIH 2023-27, Notice H
2024-09

Subject: Housing Opportunity Through Modernization Act (HOTMA) Sections 102 and 104: Updated Guidance to Public Housing Agencies (PHAs) on Compliance

I. Purpose

The purpose of this Notice is to identify which income and assets provisions from Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) that Public Housing Agencies (PHAs) must comply with no later than July 1, 2025.¹

Section 6.1 of Notice PIH 2023-27 previously established a compliance deadline of January 1, 2025, by which PHAs had to fully comply with the HOTMA final rule.² This Notice supersedes, in part, Section 6.1 of Notice PIH 2023-27. This Notice indicates that for the specific HOTMA provisions identified below, the new deadline for PHA compliance is July 1, 2025. For all other provisions that are not identified in this Notice, HUD will not enforce PHA compliance by January 1, 2025.

II. Background

HOTMA was signed into law on July 29, 2016 (Pub. L. 114-201). The final rule implementing Sections 102 and 104 of HOTMA (88 FR 9600) became effective January 1, 2024. HUD initially provided, in the HOTMA Section 102 and 104 Implementation

¹ References to form HUD-50058 in this notice take on the meaning of form HUD-50058 MTW for MTW PHAs and form HUD-50058 MTW Expansion for MTW Expansion PHAs.

² *Housing Opportunity Through Modernization Act of 2016; Implementation of Sections 102, 103, and 104*, 88 Fed. Reg., 9,600. February 14, 2023.

Guidance (Notice PIH 2023-27),³ that PHAs could set a compliance date between January 1, 2024, and January 1, 2025, based on when the PHA's software could submit to HIP.

Due to further IT system development delays, HUD will not enforce compliance with all Section 102 and 104 income and assets provisions by January 1, 2025.⁴ PHAs will not have software capable of submitting HOTMA-compliant forms to HIP by January 1, 2025, because HIP development has not been completed. The IMS/PIC legacy system reflects pre-HOTMA requirements in many places. When the timeline for completion of HIP development and PHA migration is known, HUD will issue further guidance on the deadline to comply with any outstanding provisions of Sections 102 and 104. HUD will provide regular updates on the progress of systems development.

III. Applicability

This notice applies to PHAs administering Office of Public and Indian Housing (PIH) programs (HCV [including Project-Based Vouchers], Moderate Rehabilitation, Moderate Rehabilitation SRO, Public Housing), including PHAs that participate in the Moving to Work (MTW) Demonstration.⁵

IV. PHA Compliance with HOTMA Sections 102 and 104

A. HUD Enforcement Prior to July 1, 2025

1. Earned Income Disregard

Regulation: 24 CFR 5.611

PHAs must have ceased enrolling families into the Earned Income Disregard (EID) as of December 31, 2023. EID will not apply to any family that was not eligible for and already participating in the disregard as of December 31, 2023. Please refer to Notice PIH 2023-27, Attachment G, Section G.20, for guidance on the end of EID.⁶

2. Form HUD-9886-A

Regulation: 24 CFR 5.230, 5.232

PIH communicated by letter on February 23, 2024, that PHAs may begin having families sign the new Form HUD-9886-A (Authorization for the Release of Information/Privacy Act Notice) on January 1, 2024. The Form HUD-9886-A instructs readers to use the HUD-9886-A for reexaminations effective on or after January 1, 2024, and to use Form HUD-9886 for reexaminations effective prior to January 1,

³ Notice PIH 2023-27, *Implementation Guidance: Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA)*. Re-issued February 2, 2024.

⁴ PIH Message to Public Housing Agencies. "[HOTMA 102/104 Income and Assets Rule Compliance](#)." September 18, 2024.

⁵ The contents of this notice apply to PHAs participating in the MTW program except where an approved MTW waiver is in place. For example, MTW PHAs that have previously developed a different method of measuring prior-year income as part of the Rent Reform Demonstration or Stepped and Tiered Rent Demonstration may continue to use those methods after this notice takes effect.

⁶ PIH Message to Public Housing Agencies. "[Updates on HIP and HOTMA Implementation](#)." February 23, 2024.

2024. Please refer to Notice PIH 2023-27, Attachment J, Section J.1 for guidance on the authorization for release of information form. Form HUD-9886 expires on January 31, 2025, at which point the Form HUD-9886-A will be the only approved version of the authorization for release of information form. PHAs must transition to using the Form HUD-9886-A by February 1, 2025.

PHAs that have begun use of the Form HUD-9886-A must also start implementing policies related to the revocation of consent. Please refer to Notice PIH 2023-27, Attachment J for guidance on the new authorization for the release of information form (HUD-9886-A) and the family's ability to revoke consent. Section J.1 provides guidance on the use of the Form HUD-9886-A. Notice PIH 2023-27, Attachment J, Section J.2 provides guidance on revocation of consent.

B. HUD Enforcement Beginning July 1, 2025

This Notice identifies additional provisions in Sections 102 and 104 of HOTMA that PHAs must comply with no later than July 1, 2025. HUD has determined that PHAs can comply with these specific provisions while they remain in IMS/PIC, prior to the availability of HOTMA-compliant HUD-50058 forms in HIP. All transactions with an effective date on or after July 1, 2025, must be processed using these HOTMA policies. Since the reexamination process typically starts 90-120 days prior to the effective date of the transaction, this means that PHAs may need to utilize such policies in reexaminations as soon as March 3, 2025.

This compliance deadline does not apply to other provisions, which require systems development. For provisions not on this list, HUD either identified technical obstacles in IMS/PIC that PHAs would encounter when trying to report HUD-50058 transactions that used such provisions, or the provision is closely linked to other HOTMA provisions that have similar obstacles. For example, HOTMA raised the Elderly/Disabled Family deduction to \$525 effective January 1, 2024, but PHAs in IMS/PIC are unable to comply with this change, because they are unable to submit transactions at the higher amount.

PHAs may immediately begin complying with HOTMA provisions identified below, once they have made any necessary updates to their materials and processes. HUD encourages PHAs to consult with their software vendors prior to beginning to implement these provisions, to ensure HUD-50058 transactions are submitted successfully.

1. Income Exclusions

Regulation: 24 CFR 5.609(b)

PHAs may immediately begin to implement income exclusions in 24 CFR 5.609(b), on all income examinations including at new admissions, annual, or interim reexaminations. For all income examinations with an effective date on or after July 1, 2025, PHAs must utilize the list of income exclusions. Please note that Notice PIH 2023-27 does not reference all income exclusions, but rather provides guidance on

new or revised income exclusions. For the full list of income exclusions, please refer to the regulations at 24 CFR 5.609(b).

Please refer to Notice PIH 2023-27, Attachment G, for guidance on the following new and revised exclusions:

- Nonrecurring Income (24 CFR 5.609(b)(24))
- Lump-Sum Additions to Net Family Assets (24 CFR 5.609(b)(24)(vii))
- Income Earned on Amounts Placed in a Family's Family Self Sufficiency (FSS) Account (24 CFR 5.609(b)(27))
- Income of Live-in Aides, Foster Children, and Foster Adults (24 CFR 5.609(b)(8))
- Payments Received for the Care of Foster Children or Foster Adults or State or Tribal Kinship or Guardianship Care Payments (24 CFR 5.609(b)(4))
- Insurance Payments or Settlements (24 CFR 5.609(b)(5))
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- Adoption Assistance Payments (24 CFR 5.609(b)(15))
- Veterans Regular Aid and Attendance (24 CFR 5.609(b)(17))
- Home-Based Care Payments for a Family Member(s) with one or more Disabilities (24 CFR 5.609(b)(19))
- Loan Proceeds (24 CFR 5.609(b)(20))
- Certain Payments Received by Tribal Members (24 CFR 5.609(b)(21))
- Exclusions from Other Federal Statutes (24 CFR 5.609(b)(22))
- Replacement Housing Gap Payments (24 CFR 5.609(b)(23))
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- Achieving a Better Life Experience (ABLE) Accounts (24 CFR 5.609(b)(22))
- Income and Distributions from Coverdell Education Savings Accounts, 529 Accounts, and "Baby Bond" Accounts (24 CFR 5.609(b)(10))
- Gross Income from Self-Employment or Operation of a Business (24 CFR 5.609(b)(24) and 5.609(b)(28))
- Civil Rights Settlements or Judgments (24 CFR 5.609(b)(25))

Please refer to Notice PIH 2023-27, Attachment F, Section F.4.d.iii for guidance on the income exclusion at 24 CFR 5.609(b)(2):

- Certain distributions of irrevocable trusts or revocable trusts outside the control of the family or household (including most Special Needs Trusts) (24 CFR 5.609(b)(2))

Note that adoption of some new or revised definitions below may affect the calculation for certain income exclusions. For example, the revised definition of the term "health and medical care expenses" may affect the income exclusion at 24 CFR 5.609(b)(6):

- Amounts for or in reimbursement of the cost of health and medical care expenses (24 CFR 5.609(b)(6))

2. Definitions

Regulation: 24 CFR 5.100, 5.403, 5.603

PHAs may immediately begin to use the following definitions. For all transactions with an effective date on or after July 1, 2025, PHAs must use these definitions.

- “Earned income” and “unearned income” (24 CFR 5.100). Please refer to Notice PIH 2023-27, Attachment F, Sections F.2 and F.3 for guidance on these definitions.
- “Family” (24 CFR 5.403). Please refer to Notice PIH 2023-27, Attachment E, Section E.1 for guidance on the definition of family.
- “Day laborer,” “independent contractor,” and “seasonal worker” (24 CFR 5.603). Please refer to Notice PIH 2023-27, Attachment F, Sections F.2.a, F.2.b, and F.2.c for guidance on these definitions.
- “Dependent” (24 CFR 5.603). Please refer to Notice PIH 2023-27, Attachment E, Section E.2 for guidance on the revision to this definition.
- “Foster child” and “foster adult” (24 CFR 5.603). Please refer to Notice PIH 2023-27, Attachment E, Section E.2 for guidance on these definitions. **Note:** The definitions of “foster child” and “foster adult” were added to 24 CFR 982.4 as part of a final rule published on May 7, 2024 (“Housing Opportunity Through Modernization Act of 2016-Housing Choice Voucher (HCV) and Project-Based Voucher Implementation; Additional Streamlining Changes,” 89 FR 38224), and this rule did not have a delayed compliance date.⁷ For the Housing Choice Voucher program [including Project-Based Vouchers], PHAs must already be implementing the definition of “foster child” and “foster adult”.
- “Health and medical care expenses” (24 CFR 5.603). Please refer to Notice PIH 2023-27, Attachment C, Section C.3.b for guidance on this definition.
- “Minor” (24 CFR 5.603).

3. De Minimis Errors

Regulation: 24 CFR 5.609(c)(4); 882.515(f); 882.808(i)(5); 960.257(f); and 982.516(f)

Please refer to Notice PIH 2023-27, Attachment B, Section B.4 for guidance on de minimis errors, which includes guidance on when PHAs must take corrective action to credit or repay a family.

⁷ *Housing Opportunity Through Modernization Act of 2016 – Housing Choice Voucher (HCV) and Project-Based Voucher Implementation; Additional Streamlining Changes*. 89 Fed. Reg., 38,224. May 7, 2024.

C. Summary of Compliance Requirements

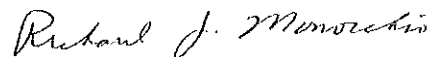
The table below summarizes the provisions of Sections 102 and 104 of HOTMA identified in this Notice and their respective compliance deadlines.

Provisions	Required Compliance Date
Ceasing Enrollment into Earned Income Disregard (EID)	January 1, 2024
Use of HUD-9886-A	No later than February 1, 2025
Income Exclusions	No later than July 1, 2025
Definitions	No later than July 1, 2025
De Minimis Errors	No later than July 1, 2025

HUD will not be enforcing compliance with any other provision by January 1, 2025.⁸ HUD will issue further guidance on the compliance deadline for all other provisions, when there is more information about when PHAs will be able to submit HOTMA-compliant HUD-50058 forms in HIP.

V. Further Information

Questions concerning this notice should be submitted by email to the following Office of Public Housing and Voucher Programs mailbox: HOTMAQuestions@hud.gov.



Richard J. Monocchio
Principal Deputy Assistant Secretary
Public and Indian Housing

⁸ HUD has also determined that PHAs can implement two discretionary provisions of Sections 102 and 104 of HOTMA while they remain in IMS/PIC, prior to the HOTMA-compliant HUD-50058 forms becoming available in HIP. As previously noted, PHAs may start implementing the "Safe Harbor" income verification option of the HOTMA final rule. Please refer to Notice PIH 2023-27, Attachment J, Section J.4 for guidance on Safe Harbor income verification. If a PHA chooses to adopt this policy while in IMS/PIC, they must list the annual income from the other program's determination in Section 7 of the HUD-50058 for the Head of Household using the "Other Non-Wage Sources" income code. Additionally, PHAs may choose not to use the Enterprise Income Verification (EIV) system to verify tenant employment and income information during an interim reexamination of family composition and income. Please refer to Notice PIH 2023-27, Attachment J, Section J.3, for guidance on mandated and discretionary use of the EIV system. PHAs may choose to continue to use EIV to verify tenant employment and income information at interim reexaminations of family composition and income.

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2025-12

**APPROVAL OF THE DEVELOPER'S SELECTION OF RAD/SECTION 18 BLEND
FOR PURPOSES OF REDEVELOPMENT OF THE HUDSON GARDENS PROPERTY
UNDER THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM**

By Commissioner: _____

WHEREAS, Resolution No. 2025-01 approved a Memorandum of Understanding between Poughkeepsie Housing Authority (hereinafter referred to as "PHA") and Beacon Communities Services, LLC and The Kearney Realty & Development Group, Inc. formalizing the parties' partnership for the redevelopment of the public housing site known as Hudson Garden Apartments pursuant to the Rental Assistance Demonstration ("RAD") program; and

WHEREAS, Beacon Communities Services, LLC and The Kearney Realty & Development Group, Inc. have recommended that the parties pursue the redevelopment of the Hudson Gardens property through a RAD/Section 18 Blend; and

WHEREAS, the PHA included its plan to participate in the RAD program in its Annual Plan Update previously submitted to HUD;

WHEREAS, the Board of Commissioners voted to approve the use of a RAD/Section 18 Blend for the redevelopment of the Hudson Gardens property at its regular meeting on November 12, 2025; and

WHEREAS, the Board of Commissioners now wishes to formalize that vote in the form of a written resolution; and

WHEREAS, simultaneous with the passage of this resolution PHA is amending its 5-year Plan to clarify PHA's intention to engage in a RAD/Section 18 Blend for the redevelopment of the PHA property known as Hudson Gardens; and

NOW, THEREFORE,

Upon motion duly made, seconded and carried, it is

RESOLVED, that the PHA hereby formally approves, in writing, the use of a RAD/Section 18 Blend for the redevelopment of the Hudson Gardens Property; and be it further

RESOLVED, that the Executive Director is authorized to execute any and all documents necessary to give effect to this resolution, consistent with the terms herein.

Second by Commissioner: _____

Ayes

Nays

Abstentions

I hereby certify the foregoing to be a true and correct copy of Resolution No. 2025-12 duly adopted at the special meeting of the Poughkeepsie Housing Authority held in the City of Poughkeepsie on the 10th day of December, 2025.

Jacquetta Brown, Secretary

POUGHKEEPSIE HOUSING AUTHORITY
Resolution 2025-13

**APPROVAL OF INCLUDING MARTIN LUTHER KING AND THURGOOD
MARSHALL TERRACE PROPERTIES IN THE REQUEST FOR QUALIFICATIONS
(RFQ) SEEKING A DEVELOPMENT PARTNER UNDER THE CHOICE
NEIGHBORHOOD GRANT PROGRAM**

By Commissioner: _____

WHEREAS, the Poughkeepsie Housing Authority (PHA) has committed to partnering with the City of Poughkeepsie under the HUD Choice Neighborhoods Planning Grant Program (CHOICE); and

WHEREAS, PHA has amended its 5-year plan to clarify PHA's intention to engage in CHOICE for the redevelopment and revitalization of the PHA properties known as Martin Luther King, Jr. Garden Apartments (MLK) and Thurgood Marshall Terrace (TMT); and

WHEREAS, the City of Poughkeepsie was awarded a planning grant under CHOICE;
and

WHEREAS, PHA has continued to partner with the City of Poughkeepsie and actively participate in the process of administration of the CHOICE planning grant; and

WHEREAS, the City of Poughkeepsie is now preparing to issue a Request for Qualifications (RFQ) for a Developer partner to assist in the creation and finalization of a transformative plan under CHOICE; and

WHEREAS, the Board of Commissioners wishes to formally express its support and approval of the inclusion of the MLK and TMT properties in the Developer RFQ that will be issued by the City of Poughkeepsie under CHOICE; and

NOW, THEREFORE,

Upon motion duly made, seconded and carried, it is

RESOLVED, that the PHA hereby formally supports and approves, in writing, of the inclusion of the MLK and TMT properties in the forthcoming Developer RFQ to be issued by the City of Poughkeepsie as part of CHOICE; and be it further

RESOLVED, that the Executive Director is authorized to execute any and all documents necessary to give effect to this resolution, consistent with the terms herein.

Second by Commissioner: _____

Ayes

Nays

Abstentions

I hereby certify the foregoing to be a true and correct copy of Resolution No. 2025-13 duly adopted at the special meeting of the Poughkeepsie Housing Authority held in the City of Poughkeepsie on the 10th day of December, 2025.

Jacquetta Brown,
Secretary

Financial Review

November 2025

Low-Income Program (10)

REVENUES:

A/C 311000 Revenues- HUD PHA Grant - is **\$177,749.00** for the month and **\$1,387,129.00** YTD.

Low-Income Program (10)

EXPENSES:

- A/C 443004 **Unit Turnaround**– is **over** budget for the month by **\$14,900.00**. We were outsourcing the turnover of apartments to supplement our manpower as we reduce our vacancies to a more acceptable level. We have ceased using outsourced labor as the numbers of vacant apts. have decreased to a more manageable level.
- A/C 457000 – **Collection Loss** YTD is **-\$62,512.54**

The Net Surplus for the month of November is **\$87,166.42** and Net Surplus YTD is **\$411,555.36**.

Note: As of November 30, 2025, we are leased at **111 of 117 (94.9%) for AMP 11** and **234 of 242 (96.7%) for AMP 22**. Overall, we are **345 of 359 (96.1%) units** that are leased up.

Low-Income Program (10)

Balance Sheet (as of 11/30/25):

- Cash and Investments decreased by \$33,733.76 compared to the same time last year.
- Total Accounts Receivable-Tenants increased compared to last year by \$109,799.59.
- Total Accounts Receivable - Other decreased by \$23,543.62.
- Total Current Assets decreased from last year by \$26,561.34.
- Fixed Assets increased by \$59,221.56.
- Accumulated Depreciation has increased by \$422,996.00.
- Total Current Liabilities shows an increase of \$179,987.07 as compared to the same time last year.
- Total Non-Current Liabilities have increased from last year by \$7,840.81.
- Current Year Net Assets are the Net Surplus or Net Deficit for the fiscal year. Our Net Surplus for this year is \$411,555.36. This is an increase in the surplus from the same time last year by \$228,207.85.

Section 8 Program (20)

REVENUES:

- Total Revenues were **\$198,769.03** for November and **\$1,676,037.28 YTD**.

EXPENSES:

- Total Expenses were **\$188,031.92** for November and **\$1,536,057.93 YTD**.
- For the month of November, the Net Surplus is \$10,737.11. For Year to Date, our Net Surplus is \$139,979.35.

Section 8 Program (20)

Balance Sheet as of 11/30/25:

- The Total Cash and Investments have increased by \$218,117.82 over last year.
- Accounts Receivable-Other decreased by \$27,049.01 against the year prior.
- Current Assets increased by \$9,407.21.
- Total Current Liabilities increased by \$3,600.95 over same time last year.
- Total Non-Current Liabilities has increased by \$8,260.74.
- Current Year Net Assets have increased from last year by \$177,959.71.

Note: As of November 30, we are leased at **89 of 91 for HCV; 57 of 60 for VASH; and 9 of 18 for the Foster Youth to Independence (FYI) vouchers.**

Poughkeepsie Housing Authority
LIPH- (10)

Fiscal Year 2026-Month End November 2025

	Current Month				% Change	Budget		Current YTD Actual	Prior Year		
	Monthly Budget	Monthly Actual	\$ Change over budget			YTD Budget	\$ Change over budget		Prior Yr	\$ Change over Prior Yr	% Change
Revenues:											
311000.0	Dwelling Rental Income	\$ 176,444.58	\$ 205,775.21	\$ 29,330.63	16.6%	\$ 1,411,556.67	\$ 139,711.25	\$ 1,551,267.92	\$ 1,584,089.32	-2.1%	
311500.0	Reinstated Tenant Rental	583.33	432.22	(151.11)	-25.9%	4,666.67	(2,714.67)	1,952.00	1,309.97	49.0%	
345000.0	Fraud Recovery	3,500.00	540.00	(2,960.00)	-84.6%	28,000.00	(2,746.00)	25,254.00	19,750.85	27.9%	
345100.0	Reinstated- Fraud Recovery	83.33	-	(83.33)	-100.0%	666.67	(666.67)	-	-	-	
312000.0	Excess Utilities - A/C	4,166.67	3,707.00	(459.67)	-11.0%	33,333.33	(1,211.33)	32,122.00	29,532.65	8.8%	
312500.0	Reinstated Excess utilities	-	-	-	-	-	352.00	352.00	-	#DIV/0!	
319000.0	Non-Dwelling Income - Rental Fees	6,166.67	1,180.00	(4,986.67)	-80.9%	49,333.33	(23,533.21)	25,800.12	24,872.80	3.7%	
340100.0	Revenues-Hud Pha Grant	176,164.11	177,749.00	1,584.89	0.9%	1,409,312.89	(22,183.89)	1,387,129.00	1,385,357.00	0.1%	
340400.0	Revenues-Other Government	-	-	-	-	-	-	-	-	-	
343000.0	Interest - unrestricted	1,666.67	1,559.63	(107.04)	-6.4%	13,333.33	258.84	13,592.17	18,338.26	-25.9%	
348000.0	Insurance Proceeds	-	-	-	-	-	14,331.66	14,331.66	117,077.47	-87.8%	
349000.0	Gain or Loss on Sale of Fixed Assets	-	-	-	-	-	-	-	-	-	
369000.0	Other Income- Late Fees	3,500.00	2,790.75	(709.25)	-20.3%	28,000.00	6,447.50	34,447.50	27,240.44	26.5%	
369001.0	Maintenance Income	725.00	-	(725.00)	-100.0%	5,800.00	1,343.34	7,143.34	3,606.52	98.1%	
369002.0	Capital Fund Income	21,638.92	-	(21,638.92)	-100.0%	173,111.33	171,574.67	344,686.00	344,686.00	#DIV/0!	
369004.0	Laundry	200.00	-	(200.00)	-100.0%	1,600.00	(1,600.00)	-	-	-	
369100.0	Reinstated Other Income	-	-	-	-	-	949.26	949.26	818.57	16.0%	
Total Revenues:	\$ 394,839.28	\$ 393,733.81	\$ (1,105.47)	-0.3%	\$ 3,158,714.22	\$ 280,312.75	\$ 3,439,026.97	\$ 3,211,993.85	227,033.12	7.1%	
Expenses:											
411000.0	Admin Salaries	\$ 45,323.64	\$ 40,210.91	\$ (5,112.73)	-11.3%	\$ 362,589.10	\$ (34,082.56)	\$ 328,506.54	\$ 321,607.49	6,899.05	2.1%
412000.0	Compensated Absence Expense	316.67	-	(316.67)	-100.0%	2,533.33	(2,533.33)	-	-	-	-
413000.0	Legal	3,823.75	3,823.75	-	0.0%	30,590.00	-	30,590.00	30,590.00	-	-
414010.0	Staff Training	-	-	-	-	-	-	-	-	-	-
415000.0	Travel	1,000.00	142.87	(857.13)	-85.7%	8,000.00	(4,807.79)	3,192.21	16.29	3,175.92	19496.1%
417100.0	Auditing	2,366.67	-	(2,366.67)	-100.0%	18,933.33	(7,713.33)	11,220.00	22,720.00	(11,500.00)	-50.6%
417200.0	Advertising & Marketing	100.00	-	(100.00)	-100.0%	800.00	(800.00)	-	-	-	-
418200.0	Admin Benefits	24,438.77	13,383.21	(11,055.56)	-45.2%	195,510.14	(78,580.37)	116,929.77	95,378.79	21,550.98	22.6%
419000.0	Other Admin Exp	258.33	142.94	(115.39)	-44.7%	2,066.67	(229.11)	1,837.56	1,960.83	(123.27)	-6.3%
419010.0	Telephone	1,583.33	1,622.50	39.17	2.5%	12,666.67	(4.94)	12,661.73	11,612.00	1,049.73	9.0%
419030.0	Eviction & Collection	5,333.33	3,640.00	(1,693.33)	-31.8%	42,666.67	(5,355.67)	37,311.00	37,760.00	(449.00)	-1.2%
419040.0	Office Supplies	833.33	798.87	(34.46)	-4.1%	6,666.67	(665.12)	6,001.55	4,945.18	1,056.37	21.4%
419050.0	Memberships & Publications	166.67	-	(166.67)	-100.0%	1,333.33	856.56	2,189.89	1,064.43	1,125.46	105.7%
419060.0	Postage	1,000.00	2,130.00	1,130.00	113.0%	8,000.00	520.00	8,520.00	6,399.85	2,120.15	33.1%
419070.0	Administrative Contracts	5,250.00	2,682.89	(2,567.11)	-48.9%	42,000.00	(9,359.20)	32,640.80	36,546.04	(3,905.24)	-10.7%
419080.0	Bank Charges for NSF Checks	-	-	-	-	-	-	-	-	-	-
419090.0	Freight	8.33	-	(8.33)	-100.0%	66.67	(66.67)	-	-	-	-
421000.0	Tenant Serv Salaries	-	-	-	-	-	-	-	-	-	-
422000.0	Tenant Serv Recreation, Pub.	-	-	-	-	-	-	-	-	-	-
422100.0	Tenant Serv Benefits	-	-	-	-	-	-	-	-	-	-
423100.0	Tenant Serv Other	700.00	-	(700.00)	-100.0%	5,600.00	(5,600.00)	-	539.93	(539.93)	-100.0%
431000.0	Water	16,333.33	-	(16,333.33)	-100.0%	130,666.67	(35,036.85)	95,629.82	98,802.18	(3,172.36)	-3.2%
431100.0	Sewer	13,333.33	-	(13,333.33)	-100.0%	106,666.67	(28,654.99)	78,011.68	80,761.20	(2,749.52)	-3.4%
432000.0	Electric	40,083.33	27,970.55	(12,112.78)	-30.2%	320,666.67	(9,580.59)	311,086.08	286,452.65	24,633.43	8.6%
433000.0	Gas	21,500.00	7,089.99	(14,410.01)	-67.0%	172,000.00	(76,785.50)	95,214.50	68,471.56	26,742.94	39.1%
441000.0	Maint Labor	69,341.13	61,265.90	(8,075.23)	-11.6%	554,729.01	(75,952.45)	478,776.56	521,796.91	(43,020.35)	-8.2%
442000.0	Maint Materials	47,500.00	41,796.76	(5,703.24)	-12.0%	380,000.00	(33,804.02)	346,195.98	335,752.36	10,443.62	3.1%
443000.0	Maint Contracts	13,333.33	5,375.72	(7,957.61)	-59.7%	106,666.67	(20,789.05)	85,877.62	78,228.19	7,649.43	9.8%
443002.0	Auto Maintenance	2,000.00	184.80	(1,815.20)	-90.8%	16,000.00	(7,960.03)	8,039.97	14,705.92	8,039.97	#DIV/0!
443003.0	Landscape & Grounds	-	-	-	-	-	32,400.00	32,400.00	7,560.00	24,840.00	328.6%
443004.0	Unit Turnaround	-	14,900.00	14,900.00	-	-	109,126.05	109,126.05	-	109,126.05	#DIV/0!
443005.0	Extermination	2,000.00	-	(2,000.00)	-100.0%	15,000.00	(2,584.06)	13,415.94	1,026.94	8.3%	8.3%
443006.0	Janitorial	-	2,600.00	2,600.00	-	-	7,845.00	7,845.00	12,389.00	7,845.00	#DIV/0!
443100.0	Garbage/ Trash Removal	7,833.33	8,044.77	211.44	2.7%	62,666.67	(6,204.44)	56,462.23	56,650.76	(188.53)	-0.3%
443300.0	Maint Labor Benefits	38,194.73	24,429.21	(13,765.52)	-36.0%	305,557.85	(127,629.27)	177,928.58	216,959.98	(39,031.40)	-18.0%
444001.0	Plumbing	3,916.67	2,013.20	(1,903.47)	-48.6%	31,333.33	249.25	31,582.58	30,951.79	630.79	2.0%
444002.0	Electrical	983.33	-	(983.33)	-100.0%	7,866.67	(2,169.73)	5,696.94	6,704.16	(1,007.22)	-15.0%

Poughkeepsie Housing Authority
LIPH- (10)

Fiscal Year 2026-Month End November 2025

	Current Month			Budget		Current	Prior Year		% Change
	Monthly Budget	Monthly Actual	\$ Change over budget	YTD Budget	\$ Change YTD over budget		Prior Yr	Change over Prior Yr	
444003.0	3,333.33	-	(3,333.33)	25,666.67	(18,255.56)	8,401.11	14,481.07	(6,079.96)	-42.0%
444004.0	633.33	448.65	(184.68)	5,066.67	(1,460.29)	3,606.38	6,764.56	(3,158.18)	-46.7%
446000.0	-	-	-	-	-	-	-	-	-
448000.0	2,500.00	3,080.00	580.00	20,000.00	5,162.50	25,162.50	12,485.00	12,677.50	101.5%
448200.0	-	-	-	-	-	-	-	-	-
451000.0	1,666.67	-	(1,666.67)	13,333.33	4,954.67	18,288.00	21,040.00	(2,752.00)	-13.1%
451001.0	25,555.04	28,845.90	3,290.86	204,440.33	70,124.85	274,565.18	261,125.28	13,439.90	5.1%
451002.0	10,430.19	12,635.10	2,204.91	83,441.50	53,705.16	137,146.66	84,260.62	52,886.04	62.8%
451003.0	119.25	-	(119.25)	954.00	(954.00)	-	702.19	(702.19)	-100.0%
451004.0	2,242.65	-	(2,242.65)	17,941.22	8,586.05	26,527.27	24,337.94	2,189.33	9.0%
452000.0	8,750.00	8,433.00	(317.00)	70,000.00	(2,536.00)	67,464.00	69,456.00	(1,992.00)	-2.9%
454000.0	-	-	-	-	-	-	-	-	-
454001.0	-	-	-	-	-	-	-	-	-
454002.0	17,500.00	(11,124.10)	(28,624.10)	140,000.00	(202,512.54)	(62,512.54)	55,366.22	(117,878.76)	-211.9%
457000.0	-	-	-	-	-	-	-	-	-
457100.0	-	-	-	-	-	-	-	-	-
459000.0	416.67	-	(416.67)	3,333.33	(3,154.93)	178.40	2,589.12	(2,410.72)	-93.1%
461000.0	-	-	-	-	-	-	-	-	-
461010.0	-	-	-	-	-	-	-	-	-
461020.0	-	-	-	-	-	-	-	-	-
461030.0	-	-	-	-	-	-	-	-	-
462030.0	-	-	-	-	-	3,754.07	88,710.85	(84,956.78)	-95.8%
480000.0	-	-	-	-	-	-	-	-	-
752000.0	-	-	-	-	-	-	-	-	-
754000.0	-	-	-	-	-	-	-	-	-
Total Expenses:	\$ 442,002.48	\$ 306,567.39	\$ (135,435.09)	\$ 3,536,019.81	\$ (508,548.20)	\$ 3,027,471.61	\$ 3,028,646.34	\$ 13,531.19	0.4%
Net Surplus / (Net Deficit):	\$ (47,163.20)	\$ 87,166.42	\$ 134,329.62	\$ (377,305.58)	\$ 788,860.94	\$ 411,555.36	\$ 183,347.51	\$ 213,501.93	116.4%

**Balance Sheet - Detail
Federal Low Income**

	Current Year 11/30/2025	Prior Year 11/30/2024	Change in Position
Assets			
Cash & Investments			
111108 ERAP Funds	100.00	100.00	0.00
111110 General Fund (dev - Operation)	64,426.62	138,398.34	(73,971.72)
111111 Payroll Cash Account	76.07	48.04	28.03
111112 Money Market Operating Account	194,206.67	194,206.67	0.00
111113 Operating Money Market	364,058.33	234,148.36	129,909.97
111400 Tenants Security Deposit Fund	151,563.07	141,783.07	9,780.00
111403 Tenant Disbursement AC	17,818.60	34,659.05	(16,840.45)
111700 Petty Cash Fund	100.00	100.00	0.00
116200 Interfund Tranfer	0.00	91,999.15	(91,999.15)
116210 Investment-Cd	250,424.26	241,064.70	9,359.56
Total Cash & Investments	1,042,773.62	1,076,507.38	(33,733.76)
Accounts Receivable - Tenants			
112200 A/R Tenants	802,217.22	692,674.61	109,542.61
112210 Allowance For Doubtful Accts-Tenants	(330,935.98)	(325,956.96)	(4,979.02)
112220 Deposit Receivable	17,112.78	11,876.78	5,236.00
Total Accounts Receivable - Tenants	488,394.02	378,594.43	109,799.59
Accounts Receivable - Other			
112800 Outstanding Travel Advances	586.97	0.00	586.97
112900 A/R Other	1,003.89	22,134.74	(21,130.85)
112912 Allowance for Doubtful-Other	(4,949.74)	(1,950.00)	(2,999.74)
Total Accounts Receivable - Other	(3,358.88)	20,184.74	(23,543.62)
Current Assets			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	0.00	2,195.89	(2,195.89)
126000 Inventories - Materials	51,553.93	66,959.73	(15,405.80)
127500 Allowance For Obsolete Inventories	(1,031.08)	(1,339.19)	308.11
129500 Interfund Due From	(81,451.93)	(72,184.17)	(9,267.76)
Total Current Assets	(30,929.08)	(4,367.74)	(26,561.34)
Fixed Assets			
140010 Leasehold Improvements	4,243,433.62	4,193,693.94	49,739.68
140060 Land	337,280.00	337,280.00	0.00
140070 Buildings	34,151,153.95	34,151,153.95	0.00
140080 Furniture and EMDwell	1,005,047.81	999,842.27	5,205.54
140090 Furniture and EMAdmin	971,182.64	996,509.05	(25,326.41)
Subtotal Fixed Assets	40,708,098.02	40,678,479.21	29,618.81
Less: Accumulated Depreciation	0.00	0.00	0.00
Total Fixed Assets	40,708,098.02	40,678,479.21	29,618.81
Accumulated Depreciation			
140050 Accumulated Depreciation-Structures And Equipment	(38,061,430.17)	(37,638,434.17)	(422,996.00)
Total Accumulated Depreciation	(38,061,430.17)	(37,638,434.17)	(422,996.00)
190001 Deferred Outflow of Resources	962,244.83	957,846.46	4,398.37
Total Assets	5,105,792.36	5,468,810.31	(363,017.95)

Balance Sheet - Detail
Federal Low Income

	Current Year 11/30/2025	Prior Year 11/30/2024	Change in Position
Liabilities and Net Assets			
Liability			
Current Liabilities			
211010 Accounts Payable>90 Days Past Due	0.00	0.00	0.00
211100 A/P Vendors and Contractors	155,670.12	(5,263.70)	160,933.82
211400 Tenant Security Deposits Payable	167,044.85	157,186.65	9,858.20
211499 Payroll Payable	1,837.07	701.94	1,135.13
211500 SUI	525.83	(7,401.75)	7,927.58
211710 Federal Tax Withheld	(931.81)	(931.81)	0.00
211720 Social Security Withheld	(5,067.92)	(5,067.92)	0.00
211730 State Tax Withheld	75.21	75.21	0.00
211741 SEIU Union Local 74	0.00	0.00	0.00
211750 ERS	2,960.36	1,556.48	1,403.88
211751 ERS Loan	(2,783.72)	(1,379.84)	(1,403.88)
211753 AFLAC	0.00	0.00	0.00
211756 NYS Deferred Comp	0.00	0.00	0.00
211760 Dutchess Scu	(1,135.13)	0.00	(1,135.13)
211769 Commissioner of Taxation and Finance	(1,201.94)	(1,201.94)	0.00
211770 PHA Rent	5,295.00	5,295.00	0.00
211780 United Way	0.00	0.00	0.00
211900 Ap Other	(4,874.19)	(4,874.19)	0.00
212000 Accrued Payroll	0.00	0.00	0.00
213500 Accrued Utilities	0.00	0.00	0.00
213501 Accrued Water & Sewer	0.00	0.00	0.00
213510 Accrued Compensated Absences-Current Portion	9,196.17	8,228.70	967.47
220000 Deferred Revenue	0.00	0.00	0.00
229000 Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities	326,609.90	146,922.83	179,687.07
Non-Current Liabilities			
213511 Accrued Compensated Absences-Non Current	174,727.18	156,345.32	18,381.86
213701 Accrued Current Pilot	67,464.00	69,456.00	(1,992.00)
214000 Accrued Pension and OPEB liabilities	2,944,639.70	2,953,188.75	(8,549.05)
Total Non-Current Liabilities	3,186,830.88	3,178,990.07	7,840.81
290001 Deferred Inflow of Resources	1,573,652.07	1,332,126.32	
Total Liability	5,087,092.85	4,658,039.22	429,053.63
Equity			
Equity/Net Assets			
271000 Prior Years Adj	0.00	0.00	0.00
280600 Undesignated Fund Balance-retained Earnings	(392,855.85)	627,423.58	(1,020,279.43)
Total: Equity/Net Assets	(392,855.85)	627,423.58	(1,020,279.43)
Current Year Net Assets	411,555.36	183,347.51	228,207.85
Total Equity	18,699.51	810,771.09	(792,071.58)
Total Liabilities and Net Assets	5,105,792.36	5,468,810.31	(363,017.95)

Poughkeepsie Housing Authority
Section 8-(20)

Fiscal Year 2026-Month End November 2025

	Monthly Budget	Current Month		% Change	Budget		Current YTD Actual	Prior Year		
		Monthly Actual	\$ Change over budget		YTD Budget	\$ Change over budget		Prior Yr	\$ Change over Prior Yr	% Change
Revenues:										
300001 Section 8 Admin Fees	\$ 16,790.00	\$ 20,451.00	\$ 3,661.00	21.8%	\$ 134,320.00	\$ 20,125.00	\$ 154,445.00	\$ 136,931.00	\$ 17,514.00	11.3%
340400 Revenues-Other Government Grants	-	-	-	-	-	-	-	-	-	-
341000 Section 8 Income	148,095.00	166,830.00	18,735.00	12.7%	1,184,760.00	238,968.00	1,423,728.00	1,013,770.00	409,958.00	28.8%
343000 Investment income-Unrestricted	3.33	5.57	2.24	67.1%	26.67	8.20	34.87	27.76	7.11	20.4%
343500 Investment income-Restricted	-	-	-	-	-	-	-	-	-	-
345000 Fraud Recovery	-	-	-	-	-	189.43	189.43	189.43	189.43	100.0%
369300 Other Admin Fees	14,957.89	11,482.46	(3,475.43)	-23.2%	119,663.15	(22,023.17)	97,639.98	113,736.58	(16,096.60)	-16.5%
Total Revenues:	\$ 179,846.23	\$ 198,769.03	\$ 18,922.80	10.5%	\$ 1,438,769.81	\$ 237,267.47	\$ 1,676,037.28	\$ 1,264,465.34	\$ 411,571.94	24.6%
Expenses:										
411000 Admin Salaries	\$ 7,367.52	\$ 6,686.21	\$ (681.31)	-9.2%	\$ 58,940.15	\$ (3,945.82)	\$ 54,994.33	\$ 51,353.12	\$ 3,641.21	6.6%
412000 Compensated Absences	100.00	-	(100.00)	-100.0%	800.00	(800.00)	-	-	-	-
413000 Legal	225.00	-	(225.00)	-100.0%	1,800.00	(391.25)	1,408.75	1,610.00	(201.25)	-14.3%
414010 Staff Training	333.33	547.94	214.61	64.4%	2,666.67	(2,118.73)	547.94	-	547.94	100.0%
415000 Travel	8.33	58.36	50.03	600.3%	66.67	95.25	161.92	6.52	155.40	96.0%
417100 Auditing	966.67	-	(966.67)	-100.0%	7,733.33	(2,453.33)	5,280.00	9,280.00	(4,000.00)	-75.8%
418200 Admin Benefits	4,312.78	2,956.25	(1,356.53)	-31.5%	34,502.25	(10,799.55)	23,702.70	25,041.40	(1,338.70)	-5.6%
419000 Other Admin Exp	-	-	-	-	-	-	-	-	-	-
419010 Telephone	131.67	197.94	66.27	50.3%	1,053.33	213.84	1,267.17	1,206.63	60.54	4.8%
419030 Eviction & Collection	-	-	-	-	-	-	-	-	-	-
419040 Office Supplies	125.00	-	(125.00)	-100.0%	1,000.00	(923.53)	76.47	108.94	(32.47)	-42.5%
419050 Memberships & Publications	50.00	-	(50.00)	-100.0%	400.00	650.67	1,050.67	1,071.46	(20.79)	-2.0%
419060 Postage	316.67	870.00	553.33	174.7%	2,533.33	946.67	3,480.00	2,610.00	870.00	25.0%
419070 Administrative Contracts	666.67	189.92	(476.75)	-71.5%	5,333.33	358.41	5,691.74	7,619.47	(1,927.73)	-33.9%
419090 Freight	-	-	-	-	-	-	-	-	-	-
421000 Tenant Serv Salaries	-	-	-	-	-	-	-	-	-	-
422000 Tenant Serv Recreation, Pub.	-	-	-	-	-	-	-	-	-	-
422020 Tenant Serv Benefits	-	-	-	-	-	-	-	-	-	-
423000 Ten Serv Contract Costs	-	-	-	-	-	-	-	-	-	-
423100 Tenant Serv Other	-	-	-	-	-	-	-	-	-	-
451000 All Other Insurance	-	-	-	-	-	-	-	-	-	-
451002 Liability Insurance	1,158.91	1,528.19	369.28	31.9%	9,271.28	11,244.36	20,515.64	34,342.16	(13,826.52)	-67.4%
451003 Fidelity Bond	13.25	-	(13.25)	-100.0%	106.00	(106.00)	-	286.81	(286.81)	#DIV/0!
451004 Workmen's Comp	-	-	-	-	-	197.90	197.90	181.57	16.33	8.3%
452000 PILOT	-	-	-	-	-	-	-	-	-	-
454000 OPEB-Admin	-	-	-	-	-	-	-	-	-	-
457000 Collection Loss	-	-	-	-	-	-	-	-	-	-
457100 Bad Debt-Other	-	-	-	-	-	-	-	-	-	-
459000 Other General Expense	3,125.05	4,002.11	877.06	28.1%	25,000.43	9,264.97	34,265.40	23,543.99	10,721.41	31.3%
461000 Extraordinary Maint	-	-	-	-	-	-	-	-	-	-
471500 HAP	102,968.09	113,968.00	10,999.91	10.7%	823,744.69	48,474.31	872,219.00	792,027.13	80,191.87	9.2%
471501 HAP - Port Outs	39,079.83	47,593.00	8,513.17	21.8%	312,638.67	109,033.63	421,672.30	293,051.00	128,621.30	30.5%
471520 Portability in-HAP Payment	14,063.33	9,434.00	(4,629.33)	-32.9%	112,506.67	(22,980.67)	89,526.00	106,716.00	(17,190.00)	-19.2%
471800 FSS Escrow	-	-	-	-	-	-	-	-	-	-
480000 Depreciation	-	-	-	-	-	-	-	-	-	-
752000 Replacement	-	-	-	-	-	-	-	-	-	-
754000 Additions	-	-	-	-	-	-	-	-	-	-
Total Expenses:	\$ 175,012.10	\$ 188,031.92	\$ 13,019.82	7.4%	\$ 1,400,096.80	\$ 135,961.13	\$ 1,536,057.93	\$ 1,350,056.20	\$ 186,001.73	12.1%
Net Surplus / (Net Deficit):	\$ 4,834.13	\$ 10,737.11	\$ 5,902.98		\$ 38,673.01	\$ 101,306.34	\$ 139,979.35	\$ (85,590.86)	\$ 225,570.21	

Balance Sheet - Detail
Section 8

	Current Year 11/30/2025	Prior Year 11/30/2024	Change in Position
Assets			
Cash & Investments			
111110 General Fund (dev - Operation)	159,735.85	33,658.02	126,077.83
111401 FSS Escrow Fund	1,627.04	1,587.05	39.99
116200 Interfund Transfer	0.00	(92,000.00)	92,000.00
Total Cash & Investments	161,362.89	(56,754.93)	218,117.82
Accounts Receivable - Tenants			
112100 Fraud Recovery	17,101.00	17,101.00	0.00
112110 Allowance for Doubtful	(17,101.00)	(17,101.00)	0.00
Total Accounts Receivable - Tenants	0.00	0.00	0.00
Accounts Receivable - Other			
112900 A/R Other	27,678.98	18,534.00	9,144.98
112912 Allowance for Doubtful-Other	(27,642.56)	(19,129.00)	(8,513.56)
113540 Accounts Receivable-PHA Projects	26,331.40	54,011.83	(27,680.43)
Total Accounts Receivable - Other	26,367.82	53,416.83	(27,049.01)
Current Assets			
121100 Prepaid Insurance	0.00	0.00	0.00
121108 Prepaid Exp	0.00	183.57	(183.57)
129500 Interfund Due From	(13,227.68)	(22,818.46)	9,590.78
Total Current Assets	(13,227.68)	(22,634.89)	9,407.21
Fixed Assets			
140090 Furniture and EMAdmin	0.00	0.00	0.00
Subtotal Fixed Assets	0.00	0.00	0.00
Less: Accumulated Depreciation	0.00	0.00	0.00
Total Fixed Assets	0.00	0.00	0.00
Accumulated Depreciation			
140050 Accumulated Depreciation-Structures And Equipment	0.00	0.00	0.00
Total Accumulated Depreciation	0.00	0.00	0.00
190001 Deferred Outflow of Resources	59,439.17	59,241.54	197.63
Total Assets	233,942.20	33,268.55	200,476.02
Liabilities and Net Assets			
Liability			
Current Liabilities			
211030 A/P PHA Projects	570.00	570.00	0.00
211040 A/P-Other Gov't	937.48	896.89	40.59
211100 A/P Vendors and Contractors	1,848.19	1,452.05	396.14
211450 Deferred Revenue	0.00	0.00	0.00
211500 SUI	0.00	0.00	0.00
211900 A/P Other	(31.00)	0.00	(31.00)
211995 A/P - Section 8	4,156.00	1,366.00	2,790.00
212000 Accrued Payroll	0.00	0.00	0.00
213510 Accrued Compensated Absences-Current Portion	880.18	474.36	405.82
218100 FSS Escrow Payable	0.00	0.60	(0.60)
229000 Other Accrued Liab.	0.00	0.00	0.00
Total Current Liabilities	8,360.85	4,759.90	3,600.95
Non-Current Liabilities			
213511 Accrued Compensated Absences-Non Current	17,723.47	9,012.78	8,710.69
214000 Accrued Pension and OPEB liabilities	155,525.30	155,975.25	(449.95)
Total Non-Current Liabilities	173,248.77	164,988.03	8,260.74
290001 Deferred Inflow of resources	79,069.93	68,217.68	10,852.25
Total Liability	260,679.55	237,965.61	22,713.94
Equity			
Equity/Net Assets			
280600 Undesignated Fund Balance-Retained Earnings	(412,544.02)	(364,933.52)	(47,610.50)
282600 RS Operating Res - Section 8 HAP	245,827.32	245,827.32	0.00
Total: Equity/Net Assets	(166,716.70)	(119,106.20)	(47,610.50)
Current Year Net Assets	139,979.35	(85,590.86)	225,570.21
Total Equity	(26,737.35)	(204,697.06)	177,959.71
Total Liabilities and Net Assets	233,942.20	33,268.55	200,673.65

Poughkeepsie Housing Authority

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

Work Order Summary

WO#	Urgency	Status	Assignee	Property Type	Resident & Address	Open Date	Abated Date	Close Date	Days	Labor Hour	Material Cost	Calc'd Charge	Actual Charge
Open Date: 11/03/2025													
1105942	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street, Suite 1-11A	11/03/2025			35	0.00	\$0.00	\$0.00	\$0.00
1105943	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue, Suite 7A4	11/03/2025			35	0.00	0.00	0.00	0.00
1105946	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue, Suite 9A4	11/03/2025			35	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:										35.00	0.00		0.00
Total Number of Work Orders:										0.00		0.00	
Open Date: 11/04/2025													
1105945	Non-Emer	Open	Charles Newman	Unit	120 Hudson Avenue, Suite 7B2	11/04/2025			34	0.00	0.00	0.00	0.00
1105947	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue, Suite 6C2	11/04/2025			34	0.00	0.00	0.00	0.00
1105948	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue, Suite 10B4	11/04/2025			34	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:										34.00	0.00		0.00
Total Number of Work Orders:										0.00		0.00	
Open Date: 11/05/2025													
1105936	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue, Suite 2C1	11/05/2025			33	0.00	0.00	0.00	0.00
1105937	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue, Suite 7C4	11/05/2025			33	0.00	0.00	0.00	0.00
1105938	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue, Suite 9C5	11/05/2025			33	0.00	0.00	0.00	0.00
1105939	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue, Suite 6A4	11/05/2025			33	0.00	0.00	0.00	0.00
1105940	Non-Emer	Open	Kevin Enright	Unit	120 Hudson Avenue, Suite 9A11	11/05/2025			33	0.00	0.00	0.00	0.00
1105941	Non-Emer	Open	Pete Martinson	Unit	120 Hudson Avenue, Suite 1C5	11/05/2025			33	0.00	0.00	0.00	0.00
1105949	Non-Emer	Open	Pete Martinson	Unit	159 Washington Street, Suite 5-3B	11/05/2025			33	0.00	0.00	0.00	0.00
Average Days to Complete and Group Totals:										33.00	0.00		0.00
Total Number of Work Orders:										0.00		0.00	
Average Days to Complete and Grand Totals:										33.69	0.00		0.00
Work Orders Grand Total:										0.00		0.00	