

## **AGENDA**

**A Regular Meeting of the Poughkeepsie Housing Authority will be held on Wednesday, March 11, 2026, at 5:15 pm. The meeting will be held at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY.**

### **ROLL CALL**

### **MINUTES**

**February 11, 2026/Regular Meeting**

### **TENANT and PUBLIC PARTICIPATION**

### **RESOLUTIONS**

**2026-03 FY27 Federal Operating Budget  
2026-04 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**

**POUGHKEPSIE HOUSING AUTHORITY**  
**Minutes of February 11, 2026 Meeting**

**Present:** Shirley Adams, Chairman  
Felicia Watson, Vice-Chairman  
Jacquetta Brown, Secretary  
Robin Johnson, Treasurer  
Vincent Brugger, Assistant Secretary-Treasurer  
Terriciens Brown, Member

**Absent:** Thomas O'Neill, Member

**Also Present:** Sandra Boothe, Executive Director  
Thomas Shanley, Accountant  
Joanna Longcore, Attorney

The Meeting of the Poughkeepsie Housing Authority was held on February 11, 2026, at 5:17 p.m. at the Administrative Office located at 4 Howard Street, Poughkeepsie, NY 12601.

**MINUTES**

**January 14, 2026/Regular Meeting:** Commissioner T. Brown made a motion to put the minutes on the floor. Commissioner J. Brown seconded. Motion passed unanimously. Vice-Chairman Watson had some corrections. She said under Tenant/Public Participation, she also said that it reads the Dutchess County Legislature is all democratic and that is not correct. It was asked to review the recording to see if that was what was said. *After reviewing that tape, what Ms. Sandow said was that "with the County Legislature now being a majority of dems".* Vice-Chairman Watson also noted that under Building and Security, it read that Commissioner Watson spoke with a resident. She said that it was an MLK tenant regarding the laundry room. Commissioner T. Brown made a motion to accept the amended minutes. Commissioner J. Brown seconded. Motion passed unanimously.

**TENANT AND PUBLIC PARTICIPATION**

Laurie Sandow, a city resident, was in attendance. She stated that the last Buzz had some text about the Housing Choice Program. She thinks it would be valuable to make a presentation at the council meeting. She also said that she was at the County Legislature meeting on Monday, and Renee Fillette-Miccio from Dutchess Outreach made a terrific presentation where she recommended a north side market. She said that she had also raised that at an earlier Northside Housing Choice meeting.

There were no tenants, other than the tenant commissioners, present.

## RESOLUTIONS

**Resolution 2026-02 Vacated Arrears Write-Offs:** Commissioner Brugger made a motion to put the resolution on the floor. Commissioner J. Brown seconded the motion. Commissioner Brugger said that in all his years, he has never seen these amounts so high. Ms. Boothe said that basically the amount started accumulating during the rent moratorium during the pandemic, when landlords could not evict residents if they did not pay their rent. The moratorium was lifted in January 2022. However, because of court, we could not actually get into court and start eviction processing until August 2022. So, for a fair number of people and all the ones with high balances on this list, you are looking at people that did not pay rent from at least March 2020 through August 2020. Chairman Adams said they should have been picked up last year if we were talking about that for back. Vice-Chairman Watson asked so this is quote unquote unsettled. What does that mean operationally for PHA? What does that specifically mean? Operationally? Mr. Shanley said that operationally that means that it's the rent wasn't collected, it's cash we're not going to receive, so it gets written off. Vice-Chairman asked is it just rent not being collected because of COVID, because of this, because of that, because of whatever? Mr. Shanley said that when you say operationally there's more cost involved, too, including when we do throw these people out, you have the additional vacancies that now show up on our inventory. And we're not collecting rent on those properties moving forward until more recently when they're reoccupied. And there is the cost of renovating the apartments, which is considerable.

Vice-Chairman Watson asked what the age of the receivables is, is this over 90 days, 90 to 180, 180 to 365. Ms. Longcore replied that for the higher amounts it is about three years. Commissioner Brugger said that we have been waiting for years for this government to get the money reimbursed to us that was owed to us for the COVID issues. Ms. Booth said that when the courts opened, and we were able to go to court to start non-payment proceedings, a lot of the tenants on this list applied for ERAP, regardless of whether they were eligible or not eligible. If they applied for ERAP, the clock stopped for them. The court is not going to order an eviction, a judgment, until their ERAP application is processed. Ms. Longcore said this means they are not paying, also during that period they are accumulating more and more. Commissioner Johnson asked how long the ERAP application process is. Ms. Longcore replied that it is closed, and they're all completed, but the people who had ERAP applications, their eviction cases were started in the fall of 2022 or the beginning of 2023. The earliest ERAP payouts were at the end of 2023 and probably through the spring of 2024. So, most of these people had not paid for pretty much four years. Now, ERAP did ultimately pay for some. We did get money on all these people from ERAP, but they were accumulating this whole time. For some of the tenants, by the time we got to a point where ERAP had paid and we were asking the court for a judgment and working on a repayment plan, even after ERAP paid, they owed more money than when we started. For most of these people on the list, we are starting from a place where we're doing a consent judgment in spring of 2024. They then made a repayment agreement for two years and were having to pay basically \$1,000 a month on top of their monthly rent. You have to pay your monthly rent and the extra every month. Some of these people did not keep the agreement and then Ms. Longcore said that she would be notified that they're not keeping the repayment agreement. There were some issues initially

because we've never done repayments for over such a long span of time and how to apply that so there were some issues that added to the, added a little bit of additional delay

Vice-Chairman Watson asked from a risk management perspective how we are the culprits so we can be better and do better. She asked that we're looking to write them off but is there no additional action plan. Ms. Longcore said that we do have judgements that we send to collections. Also, the tenant cannot apply for Section 8 or housing elsewhere until they have paid the judgement.

Ms. Boothe said that originally housing authority residents were not eligible for ERAP but then they changed it. They did are qualify, but however, they go to the bottom of the waiting list, and that's why it took so long for us to get the money, because they paid out to tenants that applied that were not subsidized, and whatever was left over, they gave to subsidized tenants. In the interim, we could not evict them because they had applied. Ms. Longcore added that it was not designed with them in mind, especially one thing was everyone knew ERAP was going to pay for only up to a year. For private housing, that is very easy to calculate what that amount is going to be as the rent is the same every month for 12 months and can start to collect on anything above that. For the Housing Authority, we do not know exactly what 12 months is going to look like for somebody because it's going to vary based on their income. Instead of calculating that the tenant owe way more than a year, let's move on anything over a year. We couldn't really do that because we didn't know what amount that would be. So, then the process when we find out that they're not keeping the repayment agreement is that we send a notice to the court and the court then has to issue the consent. Ms. Longcore said that she has to calculate how much they had paid towards the judgment and then subtract that amount that they paid, ask the court to issue the judgment for the remaining balance and then issue a warrant that is brought to the housing authority and then to the sheriff to execute.

Chairman Adams said what it troubling for her is that last year, MLK had very few, maybe one or two people and this year, MLK now has four. She is seeing a trend that Hudson "C" apartments are on the list. She is wondering if we really need to dive in to see internally our system and see if there's anything in terms of screening of what exactly is going on. She said that what's interesting is that Boulevard Knolls is not on this. What is it that we're doing so well at Boulevard Knolls that we can't do at other sites.

Vice-Chairman Watson said that we need to see what the patterns from a risk management perspective are. She said that she has some questions about the unsettled move-out accounts, write-offs and controls, budget variances, insurance and risk posture, operational performance and sustainability, and then balance sheet movements. She said that she would email Mr. Shanley her questions but wanted to put it verbally on the record. She will CC the entire board. Vice-Chairman Watson said the wording on the resolution needed to be amended. Ms. Longcore suggested changing "collection efforts would prove to be unfruitful" to "collection efforts have proven to be unfruitful". Commissioner J. Brown made a motion to accept the resolution with the amended language. Commissioner T. Brown seconded. Motion carried.

## COMMITTEE REPORTS

**Building and Security:** Commissioner Johnson and Commissioner T. Brown said they have issues with pet feces. Commissioner Johnson asked what we are doing to enforce this. Ms. Boothe said that some pets are legal. Commissioner J. Brown asked if we could have them provide vaccination records at recertification. Ms. Boothe said that she believes we do but she would check. Ms. Boothe said that we will look at the cameras and see if we can find out to whom the pets belong. Commissioner T. Brown said that she plans to start a tenant council and encourage tenants to speak out when they see things. Ms. Sandow asked if they could write it into the lease that the animal must be microchipped. Vice-Chairman Watson asked legal counsel to see if that is something we could do. Commissioner T. Brown suggested handing out flyers to ask people to please pick up after their pets.

**Finance:** Mr. Shanley reported that the net surplus for the month of January is \$21,471.76 and the net surplus year-to-date is \$178,732.86. January has a third payroll and salaries and benefits for that payroll were \$50,520.31. Our gas expense for the month was \$40,307.31. As of January 31, we are leased at 115 of 117 for AMP 11 and 238 of 242 for AMP 22. Overall, we are leased at 354 of 359.

In Section 8 for the month of January, the Net Surplus is \$6,045.94. Year-to-date, our net surplus is \$22,104.84. January had a third payroll and the salaries and benefits for that payroll were \$3,914.79. As of January 31, we are leased at 86 of 91 for HCV, 57 of 60 for VASH, and 9 of 18 for the Foster Youth to Independence vouchers.

Mr. Shanley said that going forward he would like to look at vacated arrears on a quarterly basis rather than annually.

Chairman Adams noted that there is an increase in heating. She said that she observed an apartment at TMT who had their windows open when the weather was in the single digits. She said that for the Choice Grant, we might suggest better temperature controls.

Vice-Chairman Watson said that the balance sheet notes current assets decreased by \$49,987.15 from last year, and current liabilities increased by \$179,987.07. She asked what are the primary components behind those changes? Mr. Shanley replied that the way we've done things up until about a year ago was if we received the bill, we paid the bill right away. It became a two-fold prong in that first; it crunched our cash. We would get to the end of December, and we get hit with some very large bills, especially the one that pays the retirement plan, which is about \$225,000. This is why the cash took a big hit this month, because we actually paid that out. So, as a result, we look at the terms of what we owe the vendors, and we put it out to 30 days instead of paying them 10 days. We've now implemented basic cash control where you get 30 or 45 days depending on what the vendor is doing, so that's why you now have accounts payable. It used to be 0, now it's \$179,000.

Vice-Chairman Watson asked why the Foster to Youth vouchers were only filled at 50%. Ms. Boothe said that we can fill those only by referrals from Department of Social Services. Commissioner Brugger said that this is the same with the VASH program. Vice-Chairman Watson asked what we can do. Ms. Boothe replied that it is up to agency to refer them to us. She went on to say that as of today, we have 18 vouchers, 12 of them are leased, and six youth are looking for housing.

Personnel: No report.

Tenant Relations: Vice-Chairman Watson said to Commissioner T. Brown that we need to begin to carve that piece out and figure out when we can kind of begin to put that in place because you had stated that before and you brought that up when we were talking about something else that is really powerful. That piece right there is going to be a powerful change. Chairman Adams said that we might be able to piggyback on the ambassadors that are in place.

### **EXECUTIVE DIRECTOR'S REPORT**

Ms. Boothe said that she has a draft of the response to the take action letter from HUD and a copy of the proposed recovery plan that HUD is looking for. Chairman Adams said that whatever recommendations or whatever it is that we're setting forth or telling these people that we're going to do is going to rest here on this table with the people at this table. Commissioner Brugger was concerned that this report is from so far back.

Commissioner J. Brown said that our scores used to be better. She sees a lot of maintenance issues. She asks who is selecting our maintenance staff and what their credentials are. She asked if we are going to change the process of who we are hiring. Chairman Adams said that maybe the skill level is not what it was. Commissioner J. Bown said that some of them are just too lackadaisical. Commissioner Brugger said that it may boil down to the supervisor.

Commissioner Johnson said that she feels a lot of this boils down to tenants. Commissioner Brugger said that hopefully we can get the tenants involved.

Ms. Boothe said that there was a pipe burst due to the freezing cold. Chairman Adams asked how a pipe could burst when the heat is on. Ms. Boothe said that it has been fixed. There was damage to five of the dryers. SpinCycle has ordered the parts and will fix them when the parts come in. Vice-Chairman Watson asked if there is any cost to us for this. Ms. Boothe said she did not think there was but would verify.

On Sunday, there was a gas leak at MLK. There are 12 units in the building. Two apartments are still without gas. They had to be capped because Central Hudson and Lambert could not find that broken gas line. They capped off those two gas lines to two of the apartments in the building. The rest of the building, the gas was able to be turned on. It does not affect the heat and hot water, it's just cooking. We did supply the two tenants with hot plates until the problem could be resolved for those two units. We were told the best option is just to get rid of the gas in those two units and convert it to electricity.

We were supposed to meet with Office of the Aging at Boulevard Knolls and Thurgood Marshall, but because of the weather, we could not. We will reschedule those informational meetings.

We have 5 vacancies, three at Hudson, one at Thurgood, and one at Martin Luther King. We are at a 99% occupancy rate. For Section 8, there are 155 vouchers leased and eight vouchers searching. The people searching are two tenant-based and six foster to youth. We have two VASH vouchers that we are just waiting on referrals from the VA.

She said that she would like to set up meetings with the Finance Committee, Building and Grounds Committee, and the Tenant Relations Committee. Chairman Adams said she did not separate out the Tenant Relations Committee. Vice-Chairman Watson said that we should put a calendar for the Board.

She reported that she wants to start meetings with the residents beginning in March. She will coordinate with Commissioners J. Brown, T. Brown, and Johnson.

She said that a meeting with Beacon Communities has tentatively been set up for 2/19 at 2pm to 3 pm, or another possible date is 2/20 at 9am to 10am or 1pm to 2pm. However, Beacon Properties is working with the Land Use Council on zoning reviews of Hudson Gardens and Martin Luther King properties vacant sites to better understand their capacity. They would like that report to be given to them before they meet with us so they can give us a better understanding. Vice-Chairman Watson asked what the purpose of this meeting is. Ms. Boothe replied that they want to give the housing authority information regarding their review from their council on the zoning reviews at Hudson Gardens and Martin Luther King.

Vice-Chairman Watson said that wouldn't we as a board make a determination on our availability, our dates, and then give it to you or to the chair because they work for us. Chairman Adams replied yes, but technically what we had asked them to do is to have set up regular meetings. Ms. Boothe said that the land use council was working on some of the zoning stuff, and so there's supposed to be a report that's coming up. Vice-Chairman Watson asked if we would be privy to the report before the meeting. Ms. Boothe said that she would let them know we would like to see it beforehand.

Ms. Boothe said that a resident engagement event was held on Saturday. Ms. Adams showed up at Thurgood Marshall Terrace. It was a good turnout with about eight families at both Martin Luther King and Thurgood. They were very engaged and very enthusiastic about the possibilities of what these developments can look like when they're redeveloped.

For Choice Neighborhood, a trip is scheduled for March 20th to Wilmington Delaware to visit one of the properties, Reach Riverside. They plan on leaving at 7:30 am and come back probably at 7 pm.

#### **CHAIRMAN'S REPORT**

No report.

PHA Regular Meeting

February 11, 2026

## **COUNSEL'S REPORT**

Ms. Longcore said that there is a new attorney starting, who will help handle the PHA cases.

## **OLD BUSINESS**

Vice-Chairman Watson asked if Ms. Longcore had a chance to look over the By-Laws. She replied that she did not but will do so.

## **NEW BUSINESS**

None

At 6:45 pm, the meeting adjourned.

I hereby certify that the minutes are true and correct and approved at the Meeting of March 11, 2026.

\_\_\_\_\_  
Jaquetta Brown, Secretary

**POUGHKEEPSIE HOUSING AUTHORITY**  
**Resolution No. 2026-03**

By Commissioner: \_\_\_\_\_

**WHEREAS**, the Poughkeepsie Housing Authority (hereinafter called PHA) has prepared a proposed Federal Operating Budget for fiscal year ending 2027; 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, 2027 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. 2026-03 duly adopted at the meeting of the Poughkeepsie Housing Authority on the 11<sup>th</sup> day of March 2026.

\_\_\_\_\_  
*Jacquetta Brown, Secretary*

Poughkeepsie Housing Authority

LIPH- (10)

Operating Budget for FY 2027

		FY 2027 Budget	FY 2026 Budget	Projected 3/31/2026	FY 2025 Actual	FY 2024 Actual	FY 2023 Actual	FY 2022 Actual	5 Year Blended Average	Comments
<b>Revenues:</b>										
311000.0	Dwelling Rental Income	\$ 2,486,550.00	\$ 2,268,944.00	\$ 2,416,426.92	\$ 2,379,463.70	\$ 2,027,010.84	\$ 1,969,285.21	\$ 1,872,540.85	\$ 2,132,945.50	From Subsidy Line B4 @ 100%
311500.0	Reinstated Tenant Rental	5,800.00	6,000.00	4,251.19	1,373.79	7,249.61	5,327.17	10,849.29	5,810.21	Avg FY 2022-2026
345000.0	Fraud Recovery	48,000.00	49,700.00	22,854.00	59,992.97	88,451.06	43,888.25	26,468.10	48,330.88	Avg FY 2022-2027
345100.0	Reinstate- Fraud Recovery	800.00	800.00	-	-	1,081.00	305.28	2,531.72	783.60	Avg FY 2022-2028
312000.0	Excess Utilities - A/C	49,000.00	48,800.00	46,866.00	47,018.07	47,689.00	50,810.00	53,857.00	49,248.01	Avg FY 2022-2029
312500.0	Reinstate Ex Utilities	-	-	-	-	32.00	16.00	-	9.60	
319000.0	Non-Dwelling Income - Rental Fees	81,000.00	75,000.00	80,899.19	78,276.21	90,375.73	63,165.40	73,540.13	77,251.33	MLK ctr - 0, Cell twr-69,000, B&G Club 12,000
340100.0	Revenues-Hud Pha Grant	2,193,243.32	2,203,829.81	2,098,493.80	2,141,149.00	1,866,993.00	2,064,049.00	1,597,417.46	1,953,620.45	Subsidy Line D3 at 96.5% Level
340400.0	Revenues-Other Government	-	-	-	-	-	1,895.51	-	379.10	
343000.0	Interest - unrestricted	19,300.00	16,500.00	19,890.60	24,094.62	6,099.89	2,271.39	3,558.62	11,183.02	based on L6 mos Rolling
348000.0	Insurance Proceeds	-	-	14,331.66	123,853.87	-	134,282.14	-	54,493.53	
349000.0	Gain or Loss on Sale of Fixed Assets	-	-	-	(45,695.00)	4,265.00	1,074.00	-	(8,071.20)	
369000.0	Other Income- Late Fees	42,125.00	42,000.00	46,931.10	41,310.97	38,132.56	956.48	430.32	25,552.29	Avg L 3 years
369001.0	Maintenance Income	13,000.00	8,810.00	8,018.34	10,457.32	14,291.26	7,481.86	8,024.71	9,654.70	Last 12 months rolling
369002.0	Capital Fund Income	355,079.00	344,686.00	344,686.00	246,778.00	641,122.75	-	-	246,517.35	Operations Money CFP 2024
369004.0	Laundry	4,300.00	1,200.00	1,088.60	-	1,121.75	940.75	2,157.50	1,061.72	New vendor to be used
369100.0	Reinstated Other Income	-	-	983.56	818.57	75.00	3,416.61	1,438.34	1,346.42	
<b>Total Revenues:</b>		<b>\$ 5,298,197.32</b>	<b>\$ 5,066,269.81</b>	<b>\$ 5,105,720.96</b>	<b>\$ 5,108,892.09</b>	<b>\$ 4,833,990.45</b>	<b>\$ 4,349,165.05</b>	<b>\$ 3,652,814.04</b>	<b>\$ 4,610,116.52</b>	
<b>Expenses:</b>										
411000.0	Admin Salaries	\$ 509,856.93	\$ 543,883.65	\$ 521,153.69	\$ 535,106.89	\$ 498,941.77	\$ 404,742.46	\$ 413,813.06	\$ 474,751.57	
412000.0	Compensated Absence Expense	8,064.00	3,800.00	15,000.00	19,349.33	14,570.07	(50,546.33)	41,950.13	8,064.64	last 5 year avg
413000.0	Legal	45,885.00	45,885.00	45,885.00	45,885.00	45,885.00	45,885.00	45,885.00	45,885.00	Contract & Actions
414000.0	Staff Training	-	-	-	-	-	-	-	-	In house training for Staff
415000.0	Travel	12,000.00	12,000.00	3,371.30	4,621.06	40.77	52.68	110.28	1,639.22	Travel & Training for commissioners
417100.0	Auditing	28,400.00	28,400.00	28,271.00	28,400.00	28,400.00	28,400.00	12,780.00	25,250.20	Medical... moving to the Blended rate.
417200.0	Advertising & Marketing	1,000.00	1,200.00	-	-	-	-	-	-	
418200.0	Admin Benefits	296,860.65	293,265.21	239,247.70	337,694.86	(7,414.71)	156,618.06	222,697.11	189,768.60	
419000.0	Other Admin Exp	3,000.00	3,100.00	2,568.32	2,943.22	2,648.47	3,395.62	385.58	2,388.24	
419010.0	Telephone	19,000.00	19,000.00	17,683.79	19,306.96	18,159.67	17,780.93	16,408.13	17,867.90	Telephone & Internet Expense
419030.0	Eviction & Collection	60,000.00	64,000.00	61,386.00	58,055.00	75,839.00	49,350.00	19,525.00	52,831.00	
419040.0	Office Supplies	10,000.00	10,000.00	8,864.36	9,769.65	10,639.89	5,536.13	3,937.33	7,749.47	
419050.0	Memberships & Publications	2,700.00	2,000.00	2,627.87	1,149.15	1,993.68	1,730.05	1,652.22	1,830.59	
419060.0	Postage	12,000.00	12,000.00	10,260.23	8,529.85	14,605.04	6,212.50	3,594.34	8,640.39	inc postage cost plus rent guidelines
419070.0	Administrative Contracts	60,000.00	63,000.00	49,233.89	54,355.61	41,916.24	47,881.04	38,173.97	46,312.15	
419080.0	Bank Charges	-	-	-	-	155.40	-	-	31.08	
419090.0	Freight	100.00	100.00	-	-	-	-	-	-	
421000.0	Tenant Serv Salaries	-	-	-	-	-	-	-	-	
422000.0	Ten Serv Cont Costs, Train	-	-	-	-	-	-	-	-	
422200.0	Employee Benefit Contribution	-	-	-	-	-	-	-	-	
423100.0	Tenant Serv Other	8,275.00	8,400.00	-	539.93	478.37	-	-	203.66	Funding for Tenant participation activities
431000.0	Water	193,000.00	196,000.00	191,924.92	196,881.17	172,453.72	160,923.58	143,872.61	173,211.20	Last 3 quarters billing adjusted for price inc
431100.0	Sewer	159,000.00	160,000.00	156,569.92	161,468.39	152,761.84	142,204.58	121,999.80	147,000.91	Last 3 quarters billing adjusted for price inc
432000.0	Electric	540,000.00	481,000.00	500,545.09	478,446.67	482,959.55	374,316.19	319,106.64	431,074.83	Last 12 months rolling
433000.0	Gas	320,000.00	258,000.00	300,392.73	270,278.77	292,390.45	260,330.93	187,261.09	262,130.79	Last 12 months rolling
441000.0	Maint Labor	704,659.56	832,093.51	754,890.16	853,019.79	855,970.36	801,538.51	686,830.85	790,449.93	PT position from FT
442000.0	Maint Materials	540,000.00	570,000.00	554,859.77	606,270.69	457,942.40	280,922.64	193,518.28	418,702.76	Avg Last 3 years.
443000.0	Maint Contracts	125,000.00	160,000.00	120,894.12	134,817.72	121,293.13	74,781.56	71,404.06	104,638.12	Avg Last 3 years.

Poughkeepsie Housing Authority

LIPH- (10)

Operating Budget for FY 2027

		FY 2027 Budget	FY 2026 Budget	Projected 3/31/2026	FY 2025 Actual	FY 2024 Actual	FY 2023 Actual	FY 2022 Actual	5 Year Blended Average	Comments
443001.0	Snow Removal	1,000.00	-	-	-	-	-	-	-	
443002.0	Auto Maintenance	24,000.00	24,000.00	18,883.67	23,375.90	29,074.74	17,930.40	30,385.22	23,929.99	Avg Last 5 years.
443003.0	Landscape & Grounds	1,000.00	-	32,600.00	7,560.00	-	-	-	8,032.00	
443004.0	Unit Turnaround	1,000.00	-	114,026.05	-	-	-	-	22,805.21	
443005.0	Extermination	24,000.00	24,000.00	23,455.20	22,359.00	36,655.17	17,637.00	13,727.00	22,766.67	
443006.0	Janitorial	1,000.00	-	10,245.00	-	-	77,868.27	990.00	17,820.65	
443100.0	Garbage/ Trash Removal	99,000.00	94,000.00	96,307.00	95,880.17	91,676.36	83,024.14	79,192.60	89,216.05	Royal Carting & Bulk Removal
443300.0	Maint Labor Benefits	387,649.89	458,336.77	368,140.71	600,576.20	178,417.97	404,564.09	492,796.68	408,899.13	
444001.0	Plumbing	52,000.00	47,000.00	49,208.76	84,967.85	21,079.05	36,255.00	47,203.89	47,742.91	Avg Last 3 years.
444002.0	Electrical	8,000.00	11,800.00	6,836.33	9,709.86	6,433.08	3,197.73	1,077.00	5,450.80	Avg Last 3 years.
444003.0	Heating & Cooling	33,000.00	40,000.00	11,671.34	44,951.71	43,532.37	58,169.25	30,026.15	37,670.16	Avg Last 3 years.
444004.0	Elevator Maintenance	8,000.00	7,600.00	6,004.91	10,250.12	7,662.50	19,053.13	22,514.21	13,096.97	Avg Last 3 years.
446000.0	Prot Serv - Labor	-	-	-	-	-	-	-	-	
448000.0	Prot Serv - Contract	45,000.00	30,000.00	42,750.54	25,190.00	24,640.00	29,205.00	48,015.00	33,960.11	
448200.0	Prot Serv - Benefits	-	-	-	-	-	-	-	-	
451000.0	All Other Insurance	20,417.00	20,000.00	18,288.00	20,040.00	27,913.00	26,080.00	23,571.46	23,178.49	
451001.0	Property Insurance	386,021.82	306,660.49	332,256.98	313,324.78	135,165.38	113,166.77	111,369.25	201,056.63	
451002.0	Liability Insurance	186,066.48	125,162.25	162,416.86	98,830.90	39,697.44	37,657.04	32,385.58	74,197.56	
451003.0	Fidelity Bond	1,431.00	1,431.00	1,431.00	1,404.38	940.75	940.75	983.35	1,140.05	
451004.0	Workmen's Comp	27,000.00	26,911.83	26,527.27	17,234.19	27,424.42	33,615.48	(5,334.38)	19,893.40	
452000.0	PILOT	102,000.00	105,000.00	101,196.00	101,194.00	68,334.00	88,418.00	97,030.00	91,234.40	
454000.0	OPEB- Admin	-	-	-	-	133,743.00	95,995.50	55,426.00	57,032.90	Not an operating expense. This is based on a calculation provided by an actuary.
454001.0	OPEB-Maintenance	-	-	-	-	298,976.00	125,142.46	91,120.00	103,047.69	
457000.0	Collection Loss	225,000.00	210,000.00	254,477.30	228,544.66	251,322.64	248,017.52	141,941.10	224,860.64	
457100.0	Bad Debt - Other	-	-	-	20,184.74	-	359.00	7,387.00	5,586.15	
459000.0	Other General Expense	5,000.00	5,000.00	977.57	4,362.79	2,595.35	4,807.25	7,976.34	4,143.86	
461000.0	Extraordinary Maint	-	-	-	-	-	-	-	-	
461010.0	Extraordinary Maint - Labor	-	-	-	-	-	-	-	-	
461020.0	Extraordinary Maint - Materials	-	-	-	-	-	-	-	-	
461030.0	Extraordinary Maint - Contract Costs	-	-	-	-	50,000.00	-	-	10,000.00	
462030.0	Casualty Losses - Contract Costs	-	-	4,504.88	128,661.56	-	-	-	26,633.29	
480000.0	Depreciation Expense for Enterprise	-	-	450,000.00	443,679.00	514,082.00	565,353.00	622,434.00	519,109.60	
752000.0	Replacement	-	-	-	-	-	-	-	-	
754000.0	Additions	-	-	-	-	-	-	-	-	
<b>Total Expenses:</b>		<b>\$ 5,296,387.33</b>	<b>\$ 5,304,029.71</b>	<b>\$ 5,717,835.21</b>	<b>\$ 6,129,171.52</b>	<b>\$ 5,271,995.33</b>	<b>\$ 4,898,512.91</b>	<b>\$ 4,497,122.93</b>	<b>\$ 5,302,927.58</b>	
<b>Net Surplus / (Net Deficit):</b>		<b>\$ 1,809.98</b>	<b>\$ (237,759.90)</b>	<b>\$ (612,114.25)</b>	<b>\$ (1,020,279.43)</b>	<b>\$ (438,004.88)</b>	<b>\$ (549,347.86)</b>	<b>\$ (844,308.89)</b>	<b>\$ (692,811.06)</b>	

Poughkeepsie Housing Authority

Section 8 - (20)

Operating Budget for FY 2027

		FY 2027 Budget	FY 2026 Budget	Projected 3/31/2026	FY 2025 Actual	FY 2024 Actual	FY 2023 Actual	FY 2022 Actual	5 Year Blended Average	Comments
<b>Revenues:</b>										
300001	Section 8 Admin Fees	\$ 217,620.00	\$ 201,480.00	\$ 205,253.00	\$ 205,253.00	\$ 209,850.00	\$ 219,510.00	\$ 151,850.00	\$ 198,343.20	18135 x 12 mos
340400	Revenues-Other Government Grants	-	-	-	-	-	-	-	-	
341000	Section 8 Income	2,076,828.00	1,777,140.00	1,674,985.00	1,674,985.00	1,448,517.00	1,354,471.00	1,340,539.00	1,498,699.40	173069 x 12 mos
343000	Investment income-Unrestricted	40.00	40.00	39.22	38.61	37.56	35.38	49.27	40.01	
343500	Investment Income-Restricted	-	-	-	-	-	-	-	-	
345000	Fraud Reccovery	-	-	-	-	-	-	-	-	
369300	Other Admin Fees	136,929.00	179,494.72	177,071.78	172,546.82	148,262.51	121,512.11	104,033.99	144,685.44	L 6 months proj over yr
<b>Total Revenues:</b>		<b>\$ 2,431,417.00</b>	<b>\$ 2,158,154.72</b>	<b>\$ 2,057,349.00</b>	<b>\$ 2,052,823.43</b>	<b>\$ 1,806,667.07</b>	<b>\$ 1,695,528.49</b>	<b>\$ 1,596,472.26</b>	<b>\$ 1,841,768.05</b>	
<b>Expenses:</b>										
411000	Admin Salaries	\$ 90,504.88	\$ 88,410.23	\$ 82,670.48	\$ 84,822.43	\$ 81,628.40	\$ 48,989.98	\$ 70,881.58	\$ 73,798.57	
412000	Compensated Absences	2,400.00	1,200.00	2,400.00	9,116.51	(456.71)	1,794.70	538.49	2,678.60	
413000	Legal	2,700.00	2,700.00	2,634.55	2,616.25	2,415.00	2,415.00	2,415.00	2,499.16	
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	10.78	10.90	15.59	18.98	13.25	
417100	Auditing	11,600.00	11,600.00	11,600.00	11,600.00	11,600.00	11,600.00	11,600.00	11,600.00	
418200	Admin Benefits	54,387.83	51,753.37	47,947.22	57,484.79	49,264.03	19,310.64	20,745.86	38,950.51	
419000	Other Admin Exp	-	-	-	-	240.00	86.23	-	65.25	
419010	Telephone	1,800.00	1,580.00	1,815.71	1,816.63	1,789.24	1,758.74	1,741.57	1,784.38	
419030	Eviction & Collection	-	-	-	-	-	-	-	-	
419040	Office Supplies	1,200.00	1,500.00	463.55	424.92	971.15	1,608.55	2,447.33	1,183.10	
419050	Memberships & Publications	700.00	600.00	306.77	1,043.32	776.68	399.96	759.90	657.33	
419060	Postage	3,800.00	3,800.00	3,796.36	3,480.00	4,350.00	5,965.44	2,537.50	4,025.86	
419070	Administrative Contracts	11,000.00	8,000.00	11,320.77	9,731.48	6,040.46	7,532.01	7,369.14	8,398.77	
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	20,674.05	13,906.92	40,263.20	40,263.20	25,381.61	16,136.18	15,315.56	27,471.95	5% increase
451003	Fidelity Bond	159.00	159.00	286.81	573.62	384.25	384.25	384.25	402.64	5% increase
451004	Workmen's Comp	200.00	-	181.57	181.57	(11.14)	66.55	163.32	116.37	
452000	PILOT	-	-	-	-	-	-	-	-	
454000	Retiree Health Benefits	-	-	-	-	-	22,775.00	11,822.04	6,919.41	GASB 68 adjustment
457000	Collection Loss	-	-	-	-	(889.00)	36,654.00	-	7,153.00	
457100	Bad Debt-Other	-	-	-	8,513.56	-	-	-	1,702.71	
459000	Other General Expense	43,567.79	37,500.65	38,305.65	38,305.65	31,470.87	18,684.08	5,013.19	26,355.89	2.2% of HAP Payments
461000	Extraordinary Maint	-	-	-	-	-	-	-	-	
471500	HAP	1,377,798.18	1,235,617.04	1,197,213.65	1,195,487.65	1,141,217.53	1,079,218.44	856,244.15	1,093,876.28	L 6 months proj over yr
471501	HAP - Port Outs	602,556.00	468,958.00	447,546.00	472,874.00	372,732.70	307,392.00	427,923.00	405,693.54	L 6 months proj over yr
471520	Portability In-HAP Payment	126,120.00	168,760.00	149,347.17	162,087.57	138,893.70	114,639.00	98,357.00	132,664.89	L 6 months proj over yr
471800	FSS, Escrow	-	-	-	-	-	-	-	-	
480000	Depreciation	-	-	-	-	-	-	-	-	
752000	Replacement	-	-	-	-	-	-	-	-	
754000	Additions	-	-	-	-	-	-	-	-	
<b>Total Expenses:</b>		<b>\$ 2,355,267.74</b>	<b>\$ 2,100,145.21</b>	<b>\$ 2,038,109.43</b>	<b>\$ 2,100,433.93</b>	<b>\$ 1,870,238.62</b>	<b>\$ 1,711,011.45</b>	<b>\$ 1,536,277.86</b>	<b>\$ 1,851,214.26</b>	
<b>Net Surplus / (Net Deficit):</b>		<b>\$ 76,149.26</b>	<b>\$ 58,009.51</b>	<b>\$ 19,239.57</b>	<b>\$ (47,610.50)</b>	<b>\$ (63,571.55)</b>	<b>\$ (13,482.96)</b>	<b>\$ 60,194.40</b>	<b>\$ (9,446.21)</b>	

Poughkeepsie Housing Authority  
Salary Schedule  
FYE 2027

Title	Union	2026 Salary	2027 Salary	Longevity	2027	CFP	CFP	AMP 11	AMP 22	Sec 8	ROSS	NECAP	Total	CFP	CFP	AMP 11	AMP 22	Sec 8	ROSS	NECAP	Total			
		Budgeted	Estimated	Estimated	Budgeted Salary	1408	Non 1410	117	242	87					1408	Non 1410	117	242						
Buildings & Grounds Admin	N	0.00	0.00		0.00			24.00%	25.66%	50.34%				100%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Sr. Maint Mechanic	Y	80,426.74	88,090.50		88,090.50			20.00%	26.00%	51.00%	3.00%			100%	0.00	17,618.10	22,899.30	44,930.38	2,642.71	0.00	0.00	0.00	88,090.49	(0.01)
Sr. Maint Mechanic	Y	73,695.02	76,090.14		76,090.14				33.76%	66.24%				100%	0.00	0.00	25,688.03	50,402.11	0.00	0.00	0.00	0.00	76,090.14	(0.00)
Maint Mechanic	Y	68,447.47	70,944.85		70,944.85				0.00%	100.00%				100%	0.00	0.00	0.00	70,944.85	0.00	0.00	0.00	0.00	70,944.85	0.00
Maint Mechanic	Y	71,331.94	73,650.30		73,650.30				33.76%	66.24%				100%	0.00	0.00	24,864.34	48,785.96	0.00	0.00	0.00	0.00	73,650.30	(0.00)
Maint Mechanic	Y	66,472.68	69,171.23		69,171.23				0.00%	100.00%				100%	0.00	0.00	0.00	69,171.23	0.00	0.00	0.00	0.00	69,171.23	(0.00)
Maint Worker	Y	60,242.64	9,878.03	52,619.10	62,497.13			100.00%	0.00%					100%	0.00	0.00	62,497.13	0.00	0.00	0.00	0.00	0.00	62,497.13	0.00
Maint Worker	Y	59,224.88	61,149.71		61,149.71			100.00%	0.00%					100%	0.00	0.00	61,149.71	0.00	0.00	0.00	0.00	0.00	61,149.71	(0.00)
Maint Worker	Y	58,540.74	0.00		0.00				100.00%					100%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maint Worker	Y	56,305.87	0.00		0.00				100.00%					100%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maint Worker	Y	0.00	0.00	0.00	0.00				100.00%					100%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custodial Worker	Y	51,112.23	0.00		0.00				33.76%	66.24%				100%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Groundsmen	Y	52,588.83	54,835.25		54,835.25				33.76%	66.24%				100%	0.00	0.00	18,512.38	36,322.87	0.00	0.00	0.00	0.00	54,835.25	0.00
Groundsmen	Y	48,251.63	49,755.26		49,755.26				33.76%	66.24%				100%	0.00	0.00	16,797.38	32,957.89	0.00	0.00	0.00	0.00	49,755.27	0.01
Oncall Stipend		22,475.00	24,700.00		24,700.00				33.76%	66.24%				100%	0.00	0.00	8,338.72	16,361.28	0.00	0.00	0.00	0.00	24,700.00	0.00
Overtime		60,000.00	62,000.00		62,000.00				33.76%	66.24%				100%	0.00	0.00	20,931.20	41,068.80	0.00	0.00	0.00	0.00	62,000.00	0.00
Stipend for Sec 8 inspection		0.00	0.00		0.00									0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Temporary Workers	N	0.00	10,560.00		10,560.00			0%	33.76%	66.24%				100%	0.00	0.00	3,565.06	6,994.94	0.00	0.00	0.00	0.00	10,560.00	0.00
Part Time (Painter)	N	21,476.00	21,476.00		21,476.00				33.76%	66.24%				100%	0.00	0.00	7,250.30	14,225.70	0.00	0.00	0.00	0.00	21,476.00	0.00
<b>Subtotal Maint</b>		<b>850,591.66</b>	<b>672,301.28</b>	<b>52,619.10</b>	<b>724,920.37</b>			<b>0.00</b>	<b>0.44</b>	<b>5.55</b>	<b>11.98</b>	<b>0.03</b>	<b>0.00</b>	<b>18.00</b>	<b>0.00</b>	<b>17,618.10</b>	<b>272,493.55</b>	<b>432,166.01</b>	<b>2,642.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>724,920.37</b>	<b>51.56%</b>
ROSSCoord/Res Adv	Y	0.00	0.00		0.00			0.02	17.53	0.97	0.00			100%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
									0.00%	0.00%	0.00%	100.00%	0.00%	0%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		0.00	0.00	0.00	0.00			0.00	0.00	0.00	1.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
		0.00	0.00	0.00	0.00			0.00	0.00	0.34	0.66	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
Executive Director	N	109,329.22	112,882.41		112,882.41			30.00%	21.94%	43.06%	5.00%	0.00%	0.00%	100%	0.00	33,864.72	24,770.92	48,602.65	5,644.12	0.00	0.00	0.00	112,882.41	0.00
Accountant	N	88,641.64	91,522.52		91,522.52			10.00%	28.70%	56.30%	5.00%	0.00%		100%	0.00	9,152.25	26,263.30	51,530.84	4,576.13	0.00	0.00	0.00	91,522.52	(0.00)
															0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Admin Secretary	Y	82,458.38	90,327.87		90,327.87			5.00%	31.40%	61.60%	2.00%			100%	0.00	4,516.39	28,362.95	55,641.97	1,806.56	0.00	0.00	0.00	90,327.87	(0.00)
Ten Relations Asst	Y	69,932.23	72,205.04		72,205.04				1.69%	3.31%	95.00%			100%	0.00	0.00	1,218.82	2,391.43	68,594.79	0.00	0.00	0.00	72,205.04	(0.00)
Princ Account Clerk	Y	81,064.62	83,699.07		83,699.07			7.00%	29.71%	58.29%	5.00%	0.00%		100%	0.00	5,858.93	24,865.99	48,789.19	4,184.95	0.00	0.00	0.00	83,699.06	(0.01)
Sen Account Clerk	Y	59,188.58	61,112.32		61,112.32			0.00%	32.07%	62.93%	5.00%	0.00%		100%	0.00	0.00	19,599.94	38,456.76	3,055.62	0.00	0.00	0.00	61,112.32	(0.00)
Ten Relations Asst	Y	71,814.83	74,148.80		74,148.80				38.30%	61.70%				100%	0.00	0.00	28,398.99	45,749.81	0.00	0.00	0.00	0.00	74,148.80	(0.00)
Ten Relations Asst	Y	0.00	41,020.92	17,792.46	58,813.38				26.70%	73.30%				100%	0.00	0.00	15,703.17	43,110.20	0.00	0.00	0.00	0.00	58,813.37	(0.01)
Ten Relations Asst	Y	62,639.38	0.00	0.00	0.00				26.70%	73.30%				100%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clerk (Receptionist)	Y	50,072.57	0.00		0.00			0.00%	33.08%	64.92%	2.00%			100%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Receptionist (PT)	N	0.00	30,066.40		30,066.40			0.00%	33.08%	64.92%	2.00%			100%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Add'l Time&Overtime-YTD		6,200.00	6,400.00		6,400.00				33.76%	66.24%					0.00	0.00	2,160.64	4,239.36	0.00	0.00	0.00	0.00	6,400.00	0.00
<b>Subtotal Admin</b>		<b>681,341.45</b>	<b>663,385.36</b>	<b>17,792.46</b>	<b>681,177.82</b>			<b>0.00</b>	<b>0.52</b>	<b>3.37</b>	<b>6.90</b>	<b>1.21</b>	<b>0.00</b>	<b>12.00</b>	<b>0.00</b>	<b>53,392.29</b>	<b>171,344.72</b>	<b>338,512.21</b>	<b>87,862.17</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>651,111.39</b>	<b>46.31%</b>
		<b>1,531,933.11</b>	<b>1,335,686.64</b>	<b>70,411.55</b>	<b>1,406,098.19</b>			<b>0.00</b>	<b>0.96</b>	<b>9.26</b>	<b>19.54</b>	<b>1.24</b>	<b>1.00</b>	<b>0.00</b>	<b>32.00</b>	<b>0.00</b>	<b>71,010.39</b>	<b>443,838.27</b>	<b>770,678.22</b>	<b>90,504.88</b>	<b>0.00</b>	<b>0.00</b>	<b>1,376,031.76</b>	<b>0.98</b>

Poughkeepsie Housing Authority  
Employee Benefit Schedule  
2027 Budget

Position	Union	27 ESTIMATED BUDGET	SOCIAL SECURITY / MEDICARE	STATE	DENTAL/	MEDICAL BUYOUT	RETIREMENT	Scholarship	LIFE INSURANCE	TOTAL PAYROLL BENEFITS	
				UMEMPLOYE NT INS. (2.1% of first \$13,000)	MEDICAL COST EMPLOYER		EMPLOYER	Fund			Legal Fund
							17.50%	0.06	0.03		
Buildings & Grounds Admin	N	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	\$ -	\$ -	
Sr. Maint Mechanic	Y	\$ 88,090.50	\$ 6,738.92	\$ 273.00	\$ 30,657.00	-	\$ 15,415.84	\$ 124.80	\$ 62.40	\$ 155.88	\$ 53,427.84
Sr. Maint Mechanic	Y	76,090.14	5,820.90	273.00	30,657.00	-	13,315.78	124.80	62.40	155.88	50,409.76
Maint Mechanic	Y	70,944.85	5,427.28	273.00	30,657.00	-	12,415.35	124.80	62.40	101.28	49,061.11
Maint Mechanic	Y	73,650.30	5,634.25	273.00	30,657.00	-	12,888.80	124.80	62.40	155.88	49,796.13
Maint Mechanic	Y	69,171.23	5,291.60	273.00	29,124.15	-	12,104.97	124.80	62.40	155.88	47,136.80
Maint Worker	Y	62,497.13	4,781.03	273.00	26,058.45	-	10,937.00	124.80	62.40	155.88	42,392.56
Maint Worker	Y	61,149.71	4,677.95	273.00	26,058.45	-	10,701.20	124.80	62.40	155.88	42,053.68
Maint Worker	Y	-	-	-	-	-	-	-	-	-	-
Custodial Worker	Y	-	-	-	-	-	-	-	-	-	-
Groundsmen	Y	54,835.25	4,194.90	273.00	30,657.00	-	9,596.17	124.80	62.40	155.88	45,064.15
Groundsmen	Y	49,755.26	3,806.28	273.00	-	1,850.00	8,707.17	124.80	62.40	155.88	13,129.53
Oncall		24,700.00	1,889.55								
OT		62,000.00	4,743.00								4,743.00
Inspection Stipend		-	-								-
1 Resident @ \$10.40 /hr x 22 wks x0 hours		10,560.00	807.84								807.84
Part Time (Painter)	N	21,476.00	1,642.91	273.00							1,915.91
		\$ 724,920.37	\$ 55,456.41	\$ 2,730.00	\$ 234,526.05	\$ 1,850.00	\$ 106,082.27	\$ 1,123.20	\$ 561.60	\$ 1,348.32	\$ 399,938.30
		-	\$0.00	-	\$ -	-	\$ -	-	\$ -	-	\$ -
		\$ -	\$0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00	\$ -
		-	\$ -	\$ -	-	-	-	-	-	-	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Executive Director	N	112,882.41	8,635.50	273.00	19,578.34	-	19,754.42	-	-	519.60	48,760.86
Accountant	N	91,522.52	7,001.47	273.00	16,559.43	-	16,016.44	-	-	519.60	40,369.94
Admin Secretary	Y	90,327.87	6,910.08	273.00	30,657.00	-	15,807.38	-	54.60	155.88	53,857.94
Ten Relations Asst	Y	72,205.04	5,523.69	273.00	26,058.45	-	12,635.88	-	54.60	155.88	44,701.50
Princ Account Clerk	Y	83,699.07	6,402.98	273.00	29,124.15	-	14,647.34	-	54.60	155.88	50,657.95
Sen Account Clerk	Y	61,112.32	4,675.09	273.00	26,058.45	-	10,694.66	-	54.60	155.88	41,911.68
Ten Relations Ass	Y	74,148.80	5,672.38	273.00	30,657.00	-	12,976.04	-	54.60	155.88	49,788.90
Ten Relations Asst	Y	58,813.38	4,499.22	273.00	26,058.45	-	10,292.34	-	54.60	155.88	41,333.49
Ten Relations Asst	Y	-	-	-	-	-	-	-	-	-	-
Clerk (Receptionist)	Y	-	-	-	-	-	-	-	-	-	-
Receptionist (PT)	Y	30,066.40	2,300.08	273.00	-	-	-	-	-	-	2,573.08
OT		6,400.00	489.60	-	-	-	-	-	-	-	489.60
		\$ 681,177.82	\$ 52,110.09	\$ 2,457.00	\$ 204,751.27	\$ -	\$ 112,824.50	\$ -	\$ 327.60	\$ 1,974.48	\$ 374,444.94
		\$ 1,406,098.19	\$ 107,566.50	\$ 5,187.00	\$ 439,277.32	\$ 1,850.00	\$ 218,906.76	\$ 1,123.20	\$ 889.20	\$ 3,322.80	\$ 774,383.23

NYS DISABILITY EMPLOYER			WC EMPLOYER			TOTAL BENEFITS		
1900								
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 86.00	\$ 2,442.66	\$ 55,956.50	\$ 86.00	\$ 2,671.55	\$ 53,167.31	\$ 86.00	\$ 2,490.95	\$ 51,638.06
\$ 86.00	\$ 2,585.92	\$ 52,468.05	\$ 86.00	\$ 2,428.70	\$ 49,651.60	\$ 86.00	\$ 2,194.44	\$ 44,673.00
\$ 86.00	\$ 2,147.14	\$ 44,286.82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 86.00	\$ 1,925.51	\$ 47,075.66	\$ 86.00	\$ 1,747.20	\$ 14,962.73	\$ -	\$ -	\$ -
\$ 86.00	\$ 479.33	\$ 1,287.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 86.00	\$ 595.51	\$ 2,597.42	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 860.00	\$ 21,708.91	\$ 422,507.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 86.00	\$ 115.93	\$ 48,962.79	\$ 86.00	\$ 93.99	\$ 40,549.93	\$ 86.00	\$ 92.77	\$ 54,036.70
\$ 86.00	\$ 74.15	\$ 44,861.66	\$ 86.00	\$ 85.96	\$ 50,829.91	\$ 86.00	\$ 62.76	\$ 42,060.44
\$ 86.00	\$ 76.15	\$ 49,951.05	\$ 86.00	\$ 60.40	\$ 41,479.89	\$ -	\$ -	\$ -
\$ 86.00	\$ 30.88	\$ 2,689.96	\$ -	\$ -	\$ 489.60	\$ -	\$ -	\$ -
\$ 774.00	\$ 693.00	\$ 375,911.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 1,634.00	\$ 22,401.91	\$ 798,419.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



**INSURANCE**

Position	CFP Non							Total
	CFP-1408	1410	AMP-11	AMP-22	Sec 8	ROSS		

Buildings & Grounds Admin	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sr. Maint Mechanic	0.00	17.20	22.36	43.86	2.58	0.00	0.00	86.00
Sr. Maint Mechanic	0.00	0.00	29.03	56.97	0.00	0.00	0.00	86.00
Maint Mechanic	0.00	0.00	0.00	86.00	0.00	0.00	0.00	86.00
Maint Mechanic	0.00	0.00	29.03	56.97	0.00	0.00	0.00	86.00
Maint Mechanic	0.00	0.00	0.00	86.00	0.00	0.00	0.00	86.00
Maint Worker	0.00	0.00	86.00	0.00	0.00	0.00	0.00	86.00
Maint Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Maint Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custodial Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Groundsmen	0.00	0.00	29.03	56.97	0.00	0.00	0.00	86.00
Groundsmen	0.00	0.00	29.03	56.97	0.00	0.00	0.00	86.00
Oncall								
OT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Inspection Stipend	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1 Resident @ \$10.40 /hr x 22 wks x0 hours	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Part Time (Painter)	0.00	0.00	29.03	56.97	0.00	0.00	0.00	86.00

\$ -	\$ 17.20	\$ 310.48	\$ 443.74	\$ 2.58	\$ -	\$ -	\$ -	\$ 774.00
------	----------	-----------	-----------	---------	------	------	------	-----------

0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
------	------	------	------	------	------	------	------	------

0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
------	------	------	------	------	------	------	------	------

\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
------	------	------	------	------	------	------	------	------

Executive Director	0.00	25.80	18.87	37.03	4.30	0.00	0.00	86.00
Accountant	0.00	8.60	24.68	48.42	4.30	0.00	0.00	86.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Admin Secretary	0.00	4.30	27.00	52.98	1.72	0.00	0.00	86.00
Ten Relations Asst	0.00	0.00	1.45	2.85	81.70	0.00	0.00	86.00
Princ Account Clerk	0.00	6.02	25.55	50.13	4.30	0.00	0.00	86.00
Sen Account Clerk	0.00	0.00	27.58	54.12	4.30	0.00	0.00	86.00
Ten Relations Asst	0.00	0.00	32.94	53.06	0.00	0.00	0.00	86.00
Ten Relations Asst	0.00	0.00	22.96	63.04	0.00	0.00	0.00	86.00
Ten Relations Asst	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clerk (Receptionist)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Receptionist (PT)	0.00	0.00	28.45	55.83	1.72	0.00	0.00	86.00
OT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

\$ -	\$ 44.72	\$ 209.48	\$ 417.46	\$ 102.34	\$ -	\$ -	\$ -	\$ 774.00
------	----------	-----------	-----------	-----------	------	------	------	-----------

\$ -	\$ 61.92	\$ 519.96	\$ 861.20	\$ 104.92	\$ -	\$ -	\$ -	\$ 1,548.00
------	----------	-----------	-----------	-----------	------	------	------	-------------

TOTAL BENEFITS	TOTAL SALARY+ BENEFITS	DIFFERENCE	% of Benefits to Salary
----------------	------------------------	------------	-------------------------

0.00	\$0.00	\$ -	#DIV/0!
53,513.84	141,604.34	\$ 88,090.50	60.75%
50,495.75	126,585.89	\$ 76,090.14	68.36%
49,147.11	120,091.96	\$ 70,944.85	69.28%
49,882.13	123,532.43	\$ 73,650.30	67.73%
47,222.80	116,394.03	\$ 69,171.23	68.27%
42,478.56	104,975.69	\$ 62,497.13	67.97%
42,139.68	103,289.39	\$ 61,149.71	68.91%
0.00	-	\$ -	#DIV/0!
0.00	-	\$ -	#DIV/0!
45,150.15	99,985.40	\$ 54,835.25	62.34%
13,215.53	62,970.79	\$ 49,755.26	28.56%
4,743.00	66,743.00	\$ 62,000.00	7.65%
0.00	-	\$ -	#DIV/0!
807.84	11,367.84	\$ (10,560.00)	7.65%
2,001.91	23,477.91		

\$ 400,798.30	\$1,101,018.67	\$ 668,184.37	152%
---------------	----------------	---------------	------

0.00	\$0.00	\$ -	#DIV/0!
0.00	-	\$ -	

\$ -	\$ -	\$ -	#DIV/0!
------	------	------	---------

0.00	\$0.00	\$ -	#DIV/0!
------	--------	------	---------

\$ -	\$0.00	\$ -	#DIV/0!
------	--------	------	---------

48,846.86	\$161,729.27	\$ 112,882.41	43.27%
40,455.94	131,978.46	\$ 91,522.52	44.20%
0.00	-	\$ -	
53,943.94	144,271.81	\$ 90,327.87	59.72%
44,787.50	116,992.54	\$ 72,205.04	62.03%
50,743.96	134,443.03	\$ 83,699.07	60.63%
41,997.67	103,109.99	\$ 61,112.32	68.72%
49,874.90	124,023.70	\$ 74,148.80	67.26%
41,419.49	100,232.87	\$ 58,813.38	70.43%
0.00	-	\$ -	#DIV/0!
0.00	-	\$ -	#DIV/0!
2,659.07	32,725.47	\$ 30,066.40	8.84%
489.60	6,889.60	\$ 6,400.00	7.65%
0.00	-	\$ -	
0.00	-	\$ -	

\$ 375,218.93	\$1,056,396.75	\$ 681,177.82	155%
---------------	----------------	---------------	------

\$ 776,017.23	\$ 2,157,415.42	\$ 1,349,362.19	153%
---------------	-----------------	-----------------	------

AMP 11 AMP 22

	AMP 11	AMP 22	Funding %	Income	
Resident income	Part B L 4	808,488	1,678,062	100.00%	2,486,550
HUD Subsidy	Part D L 3	888,225	1,384,566	96.50%	2,193,243
					4,679,793

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	2,203,830	2,136,502	96.94%

Average

1,743,661	1,671,537	95.86%
-----------	-----------	--------

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	2,268,944	2,359,635	104.00%
2026			

Insurance- FYE 2027

Contract Beginning: 4/1/2026 (Estimated amounts)  
 Contract End: 4/1/2027

Contract	Carrier	Premium	CPAC	NY Stamping	MV Fee	Total	GL #	GL Acct	Bud amt	LIH	Sect 8
Property		371,890.00	13,388.04	743.78	-	386,021.82	451001	Property Insurance	386,021.82	386,021.82	-
Gen Liability		193,326.00	6,959.74	386.65	-	200,672.39	451002	Liability Insurance	200,672.39	180,605.15	20,067.24 Liab 90/10
Business Auto		19,917.00	-	-	500.00	20,417.00	451000	All Other Insurance	20,417.00	20,417.00	-
Empl Practices Liab		5,846.00	210.46	11.69	-	6,068.15	451002	Liability Insurance	6,068.15	5,461.33	606.81 90/10
D&O Liab	inclu w empl	-	-	-	-	-	451002	Liability Insurance	-	-	- 90/10
Crime Policy	HAI	1,590.00	-	-	-	1,590.00	451003	Fidelity Bond	1,590.00	1,431.00	159.00 90/10
		592,569.00	20,558.23	1,142.12	500.00	614,769.36			614,769.36	593,936.30	20,833.05

\* Based on RFP from Philly as of 3/4/26

	Budget 2027	LIH	Sect 8
451000 All Other Insurance		20,417.00	-
451001 Property Insurance		386,021.82	-
451002 Liability Insurance		186,066.48	20,674.05
451003 Fidelity Bond		1,431.00	159.00

**Overtime FY 2027**

<b>Avg OT Rate 2026</b>	<b>49.01</b>
<b>Proj OT rate 2027</b>	<b>50.60</b>
<b>OT budget</b>	<b>60,000.00</b>
<b>OT hours budget</b>	<b>1,186</b>
<b>OT/Emergency year</b>	<b>300</b>
<b>OT/On Call</b>	<b>312</b>
<b>OT hours budget</b>	<b>573.70</b>
<b>OT Monthly</b>	<b>47.81</b>

POUGHKEEPSIE HOUSING AUTHORITY  
Resolution 2026-04

**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 \$4,400.00 for the Executive Director and \$3,400 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.  
2026-04 duly adopted at the meeting of the  
Poughkeepsie Housing Authority on the  
11<sup>th</sup> of March 2026.

---

*Jacquetta Brown, Secretary*

MARSHALL  
STERLING

Poughkeepsie Housing Authority, 05/01/2026 Sign + Date:

Insurance Carrier	MVP - CURRENT PLAN	MVP - RENEWAL PLAN
	MVP EPO HDHP Silver & (HSA) "Exchange Certified Plan" National Network Silver	MVP EPO HDHP Silver & (HSA) "Exchange Certified Plan" National Network Silver
Plan Name		
Metal Level		
Ded. Type	Embedded EPO HDHP	Embedded EPO HDHP
Plan Type		
Annual INN Ded. Individual	\$4,650	\$4,850
Annual INN Ded. Family	\$9,300	\$9,700
Coinsurance (In-Network)	N/A (100% after ded. DIME & RX in PCP/Specialist Office/OP Facility)	N/A (100% after ded. DIME & RX in PCP/Specialist Office/OP Facility)
Annual INN OOP Limits	\$7,600/\$15,200	\$7,700/\$15,400
Annual OON Ded.	N/A	N/A
Coinsurance (Out of Network)	N/A	N/A
Annual OUT OOP Limits	N/A	N/A
Primary Care Visit	100% after ded.	100% after ded.
Specialist Visit	100% after ded.	100% after ded.
Inpatient Hospital	100% after ded.	100% after ded.
Outpatient Surgery	100% after ded.-OP Hospital/Preferred Facility	100% after ded.-OP Hospital/Preferred Facility
Urgent Care	100% after ded.	100% after ded.
Emergency Room	100% after ded.	100% after ded.
Outpatient Lab	100% after ded.- PCP/Specialist/OP Hospital/Preferred Provider Facility	100% after ded.-PCP/Specialist/OP Hospital/Preferred Provider Facility
Outpatient X-Ray	100% after ded.- PCP/Specialist/OP Hospital/Preferred Provider Facility	100% after ded.-PCP/Specialist/OP Hospital/Preferred Provider Facility
Rx Ded.	Integrated ded.	Integrated ded.
Tier 1/Tier 2/Tier 3	16/50/65	20/50/75
Creditable Coverage AM Best Rating***	YES Not Listed	YES Not Listed
Single Plan Rate	\$1,068.94	\$1,239.92
Employee/Spouse Plan Rate	\$2,137.88	\$2,479.84
Employee/Child(ren) Plan Rate	\$1,817.20	\$2,107.86
Family Plan Rate	\$3,046.48	\$3,553.77
Monthly Total	\$2,137.88	\$2,479.84
Annual Total	\$25,654.56	\$29,758.08
Annual Difference		\$4,103.52 16%
Pediatric Dental & Vision		Included in Rates/ded. applies to HDHP Plans

The rates and benefits in this report are for illustrative purposes only and are not guaranteed. Rates may vary based on the business structure, employee status, and other factors. Please consult your broker for more information.

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. 2025-19

SECTION 1. PURPOSE

This revenue procedure provides the 2026 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. 2026 INFLATION ADJUSTED ITEMS

.01 HSA Inflation Adjusted Items.

(1) Annual contribution limitation. For calendar year 2026, the annual limitation on deductions under § 223(b)(2)(A) for an individual with self-only coverage under a high

deductible health plan is \$4,400. For calendar year 2026, the annual limitation on deductions under § 223(b)(2)(B) for an individual with family coverage under a high deductible health plan is \$8,750.

(2) High deductible health plan. For calendar year 2026, 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 \$1,700 for self-only coverage or \$3,400 for family coverage, and for which the annual out-of-pocket expenses (deductibles, co-payments, and other amounts, but not premiums) do not exceed \$8,500 for self-only coverage or \$17,000 for family coverage.

.02 HRA Inflation Adjusted Item.

For plan years beginning in 2026, 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 \$2,200. 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 2026 and for excepted benefit HRAs for plan years beginning in 2026.

SECTION 4. DRAFTING INFORMATION

The principal author of this revenue procedure is Michael Finn of the Office of Associate Chief Counsel (Income Tax & Accounting). For further information regarding § 223, HSAs, and excepted benefit HRAs, contact Christopher Dellana 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. Finn at (202) 317-4718 (not a toll-free number).