

The apartment you are considering renting was developed through the Affordable Housing Ordinance in the City of Beacon to increase the supply of safe, decent and affordable housing throughout our community.

As a requirement:

- 1) The units must be rented to an income eligible household. Household income must not exceed 90% of the Area Median Income as defined by the US Department of Housing and Urban Development.
- 2) Rents may not exceed the maximum rent established by the Agreement.
- 3) You must provide documentation of your eligibility. This involves completion of the attached rental application, submission of requested income and asset verification documents, and consent to a Credit History Screening.

In addition, the agreement establishes the following priority order for applications

- 1) Households applying for Below Market Rate units shall be selected on a basis of the categories of priority: **Please add any points that you feel apply to your household and submit the following backup documentation.**

Category

- A) Volunteer emergency responders for the City of Beacon who have served at least five years.
- B) City of Beacon municipal employees.
- C) Employees of the Beacon School District.
- D) All other residents of the City of Beacon.
- E) Other persons employed in the City of Beacon.
- F) All others.

Within each of the above categories, the following special groups shall receive priority in the following order:

- (1) Priority for rental units shall be established for all eligible households as defined in § **223-63**, whose aggregate gross annual income is between 70% and 80% of the Dutchess County area median annual income.
- (2) Priority for all for-sale units shall be established for all eligible households as defined in § **223-63**, whose aggregate gross annual income is between 90% and 100% of the Dutchess County area median annual income.

**If you are interested in one of our affordable apartments please send in all required documentation to
Hudson River Housing, Inc.
291 Mill Street Poughkeepsie, NY 12601**

Hudson River Housing has been retained to manage the applications for the affordable apartments at Development. Hudson River Housing is a nonprofit agency and is responsible for ensuring compliance with all requirements established by the Affordable Housing Agreement. You may contact Hudson River Housing at (845) 454-9288 if you have any questions about these requirements.

CITY OF BEACON AFFORDABLE UNIT APPLICATION

Applicant Information			
First Name	MI	Last Name	
Social Security #	DOB	AGE	FULL TIME STUDENT Y OR N
Phone	Work Phone	E-Mail Address	
Current Address			
Street Address	City	State	Zip
How Long Lived There?	Landlord Name	Landlord Phone#	
Mo. Rent	Reason For Moving		
Previous Address			
Street Address	City	State	Zip
Date In	Date Out	Landlord Name	Landlord Phone #
Employment & Income Information			
Income Source #1			
Employer Name/Income Source		Employer Address	
Supervisor Name		Supervisor Contact #	
Position	Start Date / /	End Date / /	
\$ Gross Per Paycheck	How Often Are you Paid? (Circle One) Once Per Month Twice Per Month Once Per Week Every Two Weeks		Self Employed? Y or N
Income Source #2			
Employer Name/Income Source		Employer Address	
Supervisor Name		Supervisor Contact #	
Position	Start Date / /	End Date / /	
\$ Gross Per Paycheck	How Often Are you Paid? (Circle One) Once Per Month Twice Per Month Once Per Week Every Two Weeks		Self Employed? Y or N
\$ Amount	How Often Are you Paid? (Circle One) Once Per Month Twice Per Month Once Per Week Every Two Weeks		Source

CITY OF BEACON AFFORDABLE UNIT APPLICATION

Co-Applicant Information			
First Name	MI	Last Name	
Social Security #	DOB	AGE	
Phone	Work Phone		
Current Address			
Street Address	City	State	Zip
How Long Lived There?	Landlord Name	Landlord Phone#	
Mo. Rent	Reason For Moving		
Previous Address			
Street Address	City	State	Zip
Date In	Date Out	Landlord Name	Landlord Phone #
Employment & Income Information			
Income Source #1			
Employer Name/Income Source		Employer Address	
Supervisor Name		Supervisor Contact #	
Position	Start Date / /	End Date / /	
Gross Per Paycheck \$	How Often Are you Paid? (Circle One) Once Per Month Twice Per Month Once Per Week Every Two Weeks		Self Employed? Y or N
Income Source #2			
Employer Name/Income Source		Employer Address	
Supervisor Name		Supervisor Contact #	
Position	Start Date / /	End Date / /	
Gross Per Paycheck \$	How Often Are you Paid? (Circle One) Once Per Month Twice Per Month Once Per Week Every Two Weeks		Self Employed? Y or N

CITY OF BEACON AFFORDABLE UNIT APPLICATION

Other Occupants						
Name			DOB	Age	Receiving Income Y or N	
Pets						
Pets Y or N	Dog or Cat	# of Each	Breed	LBS	Breed	LBS
Vehicle Information						
Make, Model, Color		Year		Lic. Plate # State		
Make, Model, Color		Year		Lic. Plate # State		

Emergency Contact

Full Name	Address	Phone #
Full Name	Address	Phone #
Other Information:		
Are you or any member of your household a Volunteer Emergency Responder? Y or N		
If Yes, when did service begin		

Available Developments
(Please check the development(s) that you are interested in)

Of Bedrooms _____

The Beacon Hip Lofts **The Beacon** **7 Creek Drive** **344 Main Street**
 18 Front Street 445 Main Street 7 Creek Drive 344 Main Street

I agree to authorize the participating developers with the City of Beacon's Workforce Housing Program or any of its subsidiaries, agents, or assignees to use this copy of my signature as my consent and approval to verify my credit, employment, income, assets, former tenancies and criminal background, of any, in connection with my application for future tenancy in an apartment offered through the City of Beacon's Workforce Housing Program. I understand that all information collected during the verification process will be used solely for the purposes of determining eligibility for residing at a unit offered through the City of Beacon's Workforce Housing Program.

Acknowledged & Agreed

Signature of Applicant: _____ Date: _____

Please Print Name _____

Signature of Co-Applicant: _____ Date: _____

Please Print Name: _____

**City of Beacon Workforce Housing Program
Required Documentation Checklist**

In order to be considered as having submitted a complete application, you must provide the following documentation with your application:

Last 4 weeks consecutive pay stubs

Last 2 years tax returns

Last 2 months bank statements

Most recent statement of other income received

Please be advised that additional information may be requested if needed to determine eligibility.

Send the completed application and required documents to:

Lashonda Denson
Hudson River Housing, Inc.
NeighborWorks® HomeOwnership Center
of Dutchess County
313 Mill Street
Poughkeepsie, NY 12601
845.485.1957 fax
ldenson@hudsonriverhousing.org