

# City of Beacon Workforce Housing Program

The City of Beacon's Workforce Housing program was developed through an Affordable Housing Ordinance in the City of Beacon to increase the supply of safe, decent and affordable housing throughout our community. Hudson River Housing has been retained to manage the applications for the affordable apartments in the program and is responsible for ensuring compliance with all requirements established by the Affordable Housing Agreement.

Apartments available through the Workforce Housing Program consists of

- Luxury Studio/Lofts\*
  - Luxury I Bedroom units\*
  - Luxury 2-Bedroom units\*
- \*Amenities will vary per unit.

## Maximum Income & Rent

Maximum Income & Rents per unit are determined annually by the Department of Urban Development.

For more information about availability, please contact Lashonda Denson at (845) 454-5176 Option 6 or [ldenson@hudsonriverhousing.org](mailto:ldenson@hudsonriverhousing.org). If you would like to apply, please send the application to:

Lashonda Denson  
Hudson River Housing, Inc.  
NeighborWorks® HomeOwnership Center  
of **Dutchess County**  
313 Mill Street  
Poughkeepsie, NY 12601  
845.485.1641 fax  
[ldenson@hudsonriverhousing.org](mailto:ldenson@hudsonriverhousing.org)

City of Beacon Workforce Housing Program

Washer/Dryer in the unit

Off Street Parking

The following is the City of Beacon's Workforce Housing Rent and Maximum Income guidelines.

Maximum Income

2023 Maximum Income Limits\*  
(as of June 2023)

**Household Maximum Income**

1 Person	\$74,970
2 People	\$85,680
3 People	\$96,390
4 People	\$107,640

Maximum Occupancy & Rent

2023 Maximum Occupancy & Rent Limits  
(as of June 2023)

**Participating Developments**

Apartment Type	Occupancy	18 Front St	445 Main St.	344 Main St.	121 Rombout Avenue	7 Creek Drive
1 Bedroom	1 Person	\$1,450	\$1,450	\$1,971	\$1,971	\$1,971
1 Bedroom	2 People	\$1,450	\$1,450	\$2,268	\$2,268	\$2,268
2 Bedroom	2 People	N/A	N/A	\$2,239	\$2,239	\$2,239
2 Bedroom	3 People	N/A	N/A	\$2,537	\$2,537	\$2,537
2 Bedroom	4 People	N/A	N/A	\$2,849	\$2,849	\$2,849

\*Household income must not exceed 90% of the Area Median Income (as defined by the US' Department of Housing and Urban Development (HUD). Household income is adjusted for the number of persons in the household.

Applicants must provide documentation verifying the Identity of Household Occupants and their respective incomes to Hudson River Housing, Inc. & the participating developers with the City of Beacon's Workforce Housing Program. Applicants must also consent to a credit history screening with applicable participating developer

Hudson River Housing, Inc., a local not-for-profit housing advocacy group, has been retained to manage the applications for the City of Beacon Workforce Housing Program

For further information, or to apply for one of the Affordable Apartments, please contact:

Lashonda Denson  
Hudson River Housing, Inc.  
NeighborWorks® HomeOwnership Center  
of **Dutchess County**  
313 Mill Street, Poughkeepsie, NY 12601  
845.485.1641 fax  
ldenson@hudsonriverhousing.org

**City of Beacon Workforce Housing Program**

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

- I) 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.

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) 454-5176 Option 6 if you have any questions about these requirements.

# 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  
If self-employed a YTD profit & Loss Statement
- Last 2 years tax returns (this includes W2s and other tax forms)
- Last 2 months bank statements (this includes W2s and other tax forms)
- most recent statement of other income received including child support, Pension, Social Security, Etc.

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  
845.485.1641 fax  
ldenson@hudsonriverhousing.org

**CITY OF BEACON WORKFORCE HOUSING PROGRAM RENTAL APPLICATION**

<b>Applicant Information</b>			
First Name	MI	Last Name	
Social Security #	DOB	AGE	FULL TIME STUDENT Y OR N
Phone	Work Phone	E-Mail Address	
<b>Current Address</b>			
Street Address	City	State	Zip
How Long Lived There?	Landlord Name	Landlord Phone#	
Mo. Rent	Reason For Moving		
<b>Previous Address</b>			
Street Address	City	State	Zip
Date In	Date Out	Landlord Name	Landlord Phone #
<b>Employment &amp; Income Information</b>			
<b>Income Source #1</b>			
Employer Name/Income Source		Employer Address	
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	
<b>Income Source #2</b>			
Employer Name/Income Source		Employer Address	
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 WORKFORCE HOUSING PROGRAM RENTAL APPLICATION**

<b>Co-Applicant Information</b>			
First Name	MI	Last Name	
Social Security #	DOB	AGE	
Phone	Work Phone	Email address	
<b>Current Address</b>			
Street Address	City	State	Zip
How Long Lived There?	Landlord Name	Landlord Phone#	
Mo. Rent	Reason For Moving		
<b>Previous Address</b>			
Street Address	City	State	Zip
Date In	Date Out	Landlord Name	Landlord Phone #

<b>Employment &amp; Income Information</b>			
<b>Income Source #1</b>			
Employer Name/Income Source		Employer Address	
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	
<b>Income Source #2</b>			
Employer Name/Income Source		Employer Address	
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 WORKFORCE HOUSING PROGRAM RENTAL APPLICATION**

<b>Other Occupants</b>					
<b>Name</b>	<b>DOB</b>	<b>Age</b>	<b>Receiving Income Y or N</b>		
<b>Assets</b>					
<b>Type</b>	<b>Bank/Institution Name</b>		<b>Account Balances</b>		
Checking #1					
Checking #2					
Checking #3					
Savings #1					
Savings #2					
Savings #3					
Money Market					
Mutual Fund					
Mutual Fund					
401K					
401K					
Stocks/Bonds					
Other					
Other					
<b>Household Expenses</b>					
<b>Type</b>	<b>Monthly Amount</b>				
<b>Rent</b>	\$				
<b>Renter's Insurance</b>	\$				
<b>Utilities</b>	\$				
<b>Car Payment</b>	\$				
<b>Insurance</b>	\$				
<b>Student Loans</b>	\$				
<b>Other Loans</b>	\$				
<b>Credit Cards</b>	\$				
<b>Pets</b>					
<b>Pets Y or N</b>	<b># of Each</b>	<b>Breed</b>	<b>Lbs.</b>	<b>Lbs.</b>	
Dog					
Cat					
<b>Emergency Contact</b>					
		<b>Address</b>		<b>Phone #</b>	
		<b>Address</b>		<b>Phone #</b>	

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# CITY OF BEACON WORKFORCE HOUSING PROGRAM RENTAL APPLICATION

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## HRH Privacy Policy & Authorization Form

- I understand that Hudson River Housing provides housing stability counseling after which I will receive a written action plan consisting of recommendations for handling my situation, possibly including referrals to other housing agencies as appropriate.
- I agree to allow Hudson River Housing to pull my credit report at the time of intake. In lieu of a credit pull, I agree to provide Hudson River Housing with a copy of my credit report dated within 30 days of the intake date.
- I understand that Hudson River Housing receives Congressional funds through the Housing Stability Counseling Program (HSCP) and as such, is required to submit client-level information to the online reporting system and share some of my information with HSCP administrators or their agents for purposes of program monitoring, compliance and evaluation.
- I give permission for HSCP administrators and/or their agents to follow-up with me between now and June 30, 2026, for the purposes of program evaluation.
- I may be referred to other housing services of the organization or other agency or agencies as appropriate that may be able to assist with concerns that have been identified. I understand that I am not obligated to use any of the services offered to me.

Hudson River Housing leases/rents residential properties to the public. As a client of HSCP services, you are under no obligation to rent a property from Hudson River Housing. Hudson River Housing lists/sells properties to the public. As a client of HSCP services, you are under no obligation to purchase a property from Hudson River Housing, or use the services of Real Estate. Hudson River Housing is affiliated with the following businesses: Real Estate & Lending.

Hudson River Housing is committed to assuring the privacy of individuals and/or families who have contacted us for assistance. We realize that the concerns you bring to us are highly personal in nature. We assure you that all information shared both orally and in writing will be managed within legal and ethical considerations. Your "nonpublic personal information, such as your total debt information, income, living expenses and personal information concerning your financial circumstances, will be provided to creditors, program monitors, and others only with your authorization and signature on the HSCP Authorization Agreement. We may also use anonymous aggregated case file information for the purpose of evaluating our services, gathering valuable research information, and designing future programs.

### **Types of information that we gather about you:**

- Information we receive from you orally, on applications or other forms, such as your name, address, social security number, assets and income; and
- Information about your transactions with us, your creditors, or others, such as your account balance, payment history, parties to transactions and credit card usage; and
- Information we receive from a credit reporting agency, such as your credit history.

### **Release of your information to third parties**

- So long as you have not opted out, we may disclose some or all of the information that we collect, as described above, to creditors, where we have determined that it would be helpful to you, would aid us in counseling you, or is a requirement of grant awards which make our services possible.
- We may also disclose any nonpublic personal information about you or former customers to anyone as permitted by law (e.g., if we are compelled by legal process).
- Within the organization, we restrict access to nonpublic personal information about you to those employees who need to know that information to provide services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information

**CITY OF BEACON WORKFORCE HOUSING PROGRAM RENTAL APPLICATION**

**Available Developments**

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

Please note that unit sizes and rent vary per development

<b>The Beacon Hip Lofts</b>	<b>The Beacon</b>	<b>7 Creek Drive</b>	<b>344 Main Street</b>	<b>121 Rombout Avenue</b>	<b>Other: Address TBD</b>
18 Front Street	445 Main Street	7 Creek Drive	344 Main Street	123 Rombout Avenue	Address TBD

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. I acknowledge that I have received information about Hudson River Housing’s Privacy Policy and Housing Stability Program.

I wish to opt out of Hudson River Housing’s Housing Stability Program

**Acknowledged & Agreed**

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Please Print Name \_\_\_\_\_

Signature of Co-Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Please Print Name: \_\_\_\_\_