

# **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 1 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 call Lashonda Denson at (845) 454-9288 Ext 602. 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  
ldenson@hudsonriverhousing.org**

# City of Beacon Workforce Housing Program

Announcing the availability at 344 Main Street, Beacon  
2 Bedroom  
2 Bath  
Washer/Dryer in the unit  
Off Street Parking

The following are the City of Beacon's Workforce Housing guidelines for the 2-bedroom apartment available.

## Income & Rent Guidelines

### Maximum Occupancy & Income\*

Apartment Type	Occupancy	Maximum Rent	Household	Maximum Income
1-Bedroom	1 Person	\$1543	1 Person	\$67,700
1-Bedroom	2 People	\$1783	2 People	\$77,300
2-Bedroom	2 People	\$1783	2 People	\$77,300
2-Bedroom	3 People	\$2025	3 People	\$87,000
2-Bedroom	4 People	\$2265	4 People	\$96,600

*\*Household income must not exceed 100% 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. Household income must not exceed 100% 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  
(845) 454-9288 Extension 602  
ldenson@hudsonriverhousing.org

## City of Beacon Workforce Housing Program Application

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 100% 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.

**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.

**If you are interested in one of our affordable apartments please send in all required documentation to:**

Lashonda Denson  
Hudson River Housing, Inc.  
NeighborWorks® HomeOwnership Center  
Of Dutchess County  
(845) 454-9288 Extension 602  
ldenson@hudsonriverhousing.org

**Hudson River Housing, Inc.**

**NeighborWorks®  
HomeOwnership Center  
of Dutchess County**  
313 Mill Street  
Poughkeepsie, NY 12601  
845.454.9288 phone  
845.485.1957 fax

**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](mailto:ldenson@hudsonriverhousing.org)

**CITY OF BEACON AFFORDABLE UNIT 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	
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	
<b>Income Source #2</b>			
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**

<b>Co-Applicant Information</b>			
First Name	MI	Last Name	
Social Security #	DOB	AGE	
Phone	Work Phone		
<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	
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	
<b>Income Source #2</b>			
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**

<b>Other Occupants</b>						
Name			DOB	Age	Receiving Income Y or N	
<b>Pets</b>						
Pets Y or N	Dog or Cat	# of Each	Breed	LBS	Breed	LBS
<b>Vehicle Information</b>						
Make, Model, Color			Year	Lic. Plate # State		
Make, Model, Color			Year	Lic. Plate # State		
<b>Emergency Contact</b>						
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: \_\_\_\_\_