

# 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 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  
845.485.1641 fax  
ldenson@hudsonriverhousing.org

City of Beacon Workforce Housing Program

Announcing the availability of 1 and 2 bedroom units

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

2020 Maximum Income Limits

**Household Maximum Income**

1 Person	\$71,700
2 People	\$81,900
3 People	\$92,100
4 People	\$103,200

Maximum Occupancy & Rent

2020 Maximum Occupancy & Rent Limits

**Participating Developments**

<b>Apartment Type</b>	<b>Occupancy</b>	<b>18 Front St</b>	<b>445 Main St.</b>	<b>123 Rombout Ave.</b>	<b>344 Main St.</b>	<b>7 Creek Dr. (Utilities Included in rent)</b>
1 Bedroom	1 Person	\$1,194	\$1,194	\$1,194	\$1,643	\$1,793
1 Bedroom	2 People	\$1,194	\$1,194	\$1,194	\$1,898	\$2,048
2 Bedroom	2 People	N/A	N/A	N/A	\$1,898	\$2,048
2 Bedroom	3 People	N/A	N/A	N/A	\$2,153	\$2,303
2 Bedroom	4 People	N/A	N/A	N/A	\$2,430	\$2,580

\*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**  
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 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

- 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) 454-9288 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
- 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  
845.485.1641 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)

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: \_\_\_\_\_