



City of Beacon
One Municipal Plaza
Beacon, New York 12508
845-838-5010 – Office • 845-838-5012 – Fax • www.cityofbeacon.org

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 Workforce Housing Guidelines

Apartment Type	Maximum Incomes & Occupancy*			
	Rent Limits	Occupancy Limits	90% AMI	
1 Bedroom	\$1061	Min-1 Person	1 Person	\$56,340
		Max– 2 People	2-People	\$64,440
2 Bedroom	\$1258	Min-2 People	3-People	\$72,450
		Max-4 People	4-People	\$80,460

*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.

Households applying for a Below Market Rate Workforce Housing Unit shall be selected on the basis of the following categories of priority:

1. Volunteer Emergency Responders for the City of Beacon who have served at least five years
2. City of Beacon municipal employees.
3. Employees of the Beacon School District.
4. All other residents of the City of Beacon.
5. Other persons employed in the City of Beacon.
6. All others

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 apartments..

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

Lashonda Denson
Hudson River Housing, Inc.
(845) 454-9288
ldenson@hudsonriverhousing.org



EQUAL HOUSING
OPPORTUNITY

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		

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
291 Mill Street
Poughkeepsie, NY 12601
845.485.1957 fax
ldenson@hudsonriverhousing.org