

City of Beacon
Workforce Housing Program
(Below Market Rate Units)*
249 Main Street Condominiums
249 Main Street
Beacon NY 12508



1 Bedroom / 1 Bath
\$228,000

- **Easy access to The Beacon Train Station & all major Highways**
- **Pet friendly**
- **Private off-street parking**

**Below Market Rate Units are being offered based on the City of Beacon's Affordable Workforce Housing Ordinance. Program eligibility applies.*

For More Information contact:

Lashonda Denson
Hudson River Housing, Inc.
NeighborWorks® HomeOwnership Center
of Dutchess County
313 Mill Street
Poughkeepsie, NY 12601
(845) 454-5176
ldenson@hudsonriverhousing.org

The Condos/Townhouses referred to in this document is being offered through the Affordable Housing Ordinance in the City of Beacon to increase the supply of safe, decent and affordable housing throughout this community.

Hudson River Housing has been retained, through a written agreement, to manage the applications for the affordable Below Market Rate Units. 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 if you have any questions about these requirements. The Agreement is available by contacting the City of Beacon or Hudson River Housing, Inc.

As a requirement:

- 1) The units must be sold to income eligible households. Household income must not exceed 100% of the Area Median Income as defined by the US Department of Housing and Urban Development.

100% Area Median Income Per household size

1 person - \$ 70,400	3 People - \$90,500
2-People - \$80,400	4 People - \$100,500

- 2) The purchase price may not exceed the maximum amount established by the Agreement.
- 3) You must provide documentation of your eligibility. This involves completion of the attached application, submission of requested income and asset verification documents.

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 indicate if you feel your household meets one of the following priority categories on the application.**

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.

If you are interested in one of these affordable units please send in all required documentation to:

Lashonda Denson
Hudson River Housing, Inc.
NeighborWorks® HomeOwnership Center
of Dutchess County
313 Mill Street
Poughkeepsie, NY 12601
845.454.5176
845.485.1641 fax
ldenson@hudsonriverhousing.org

CITY OF BEACON WORKFORCE HOUSING 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
Citizenship Status (Circle 1)		Marital Status (Circle 1)		Military Status
U. S. Citizen Foreign Born		Single	Separated (legally)	Active Military
Resident Alien Other		Married	Divorced	Veteran
Education Level (Circle 1)		Priority Category (Circle 1)		
College Primary		A. City of Beacon Emergency First Responder		
HS/GED Vocational		B. City of Beacon Municipal Employee		
		C. Employee of the Beacon City School District		
		D. All other residents of the City of Beacon		
		E. Other persons employed in the City of Beacon		
		F. All Others		
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) <i>Once Per Month Twice Per Month</i> <i>Once Per Week Every Two Weeks</i>		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) <i>Once Per Month Twice Per Month</i> <i>Once Per Week Every Two Weeks</i>		Self Employed? Y or N	

CITY OF BEACON WORKFORCE HOUSING APPLICATION

Co 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
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College Primary		A. City of Beacon Emergency First Responder D. All other residents of the City of Beacon		
HS/GED Vocational		B. City of Beacon Municipal Employee E. Other persons employed in the City of Beacon		
		C. Employee of the Beacon City School District F. All Others		
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) <i>Once Per Month Twice Per Month</i> <i>Once Per Week Every Two Weeks</i>		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) <i>Once Per Month Twice Per Month</i> <i>Once Per Week Every Two Weeks</i>		Self Employed? Y or N	

CITY OF BEACON WORKFORCE HOUSING APPLICATION

Other Occupants			
Name	DOB	Age	Receiving Income Y or N

Assets (Supporting Documentation i.e. Account Statements. Note: You must also include the value of any assets disposed of in the past 24 months at less than fair market value.)
 Please keep in mind that any information not filled in may cause delay in the processing of this application

<u>Type</u>	<u>A/C</u>	<u>Current Value</u>	<u>Penalty to Convert to Cash</u>	<u>Interest Rate</u>	<u>Asset Income</u>
Checking	_____	_____	_____	_____	_____
Checking	_____	_____	_____	_____	_____
Money Market	_____	_____	_____	_____	_____
Mutual Fund	_____	_____	_____	_____	_____
Savings	_____	_____	_____	_____	_____
Savings	_____	_____	_____	_____	_____
401K	_____	_____	_____	_____	_____
401K	_____	_____	_____	_____	_____
Bonds	_____	_____	_____	_____	_____
Business	_____	_____	_____	_____	_____
CVLI	_____	_____	_____	_____	_____
Stocks	_____	_____	_____	_____	_____
Real Estate	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____

Available Developments
 (Please circle the unit(s) that you are interested in)

_____ Unit #204
 249 Main Street
 _____ Unit #208
 _____ Unit #308

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: _____