

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.

Below Market Rate (BMR) 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.

Applicants interested in a BMR rental must submit a City Beacon Workforce Housing program application. Eligible participants will then submit a separate rental application for the BMR unit of their choice. Rental eligibility is determined by the developer. Rental eligibility thresholds will vary per developer. Application and other fees may apply.

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

*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.

*Maximum rents will vary depending on the location.

For more information please contact

Lashonda Denson
Hudson River Housing, Inc.
313 Mill Street
Poughkeepsie, NY 12601
(845) 454-5176 Option 6
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 program application, submission of requested income & asset verification documents and all other requested household information.

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.

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Required Documentation Checklist

In order to be considered as having submitted a complete application, you must provide the following income documentation with your application. This applies to all household members over the age of 18.

If Paid by Paycheck:

Last 4 weeks consecutive pay stubs

Last 2 years Tax Return Transcripts, Wage & Income Statements and/or or verification of non filing. These documents can be obtained online at

<https://www.irs.gov/individuals/get-transcript>

Last 2 months bank statements

If Self-Employed:

Last 2 years Business Tax Return Transcripts

YTD Profit & Loss Statement

Last 6 Months Business Bank Statements

If receiving other forms of income such as Child Support, Pension/Retirement, Social Security, SSI, SSDI, Survivors Benefits:

Most recent statement of other income received.

Please be advised that additional information may be requested if needed to determine eligibility.

Send the complete 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