



# VILLAGE OF NEW PALTZ

## Affordable Housing

25 Plattekill Ave., New Paltz, NY 12561

Enclosed you will find the affordable housing application you have requested. We are currently accepting applications and approved applicants will be placed on a waiting list. Please complete the application and return to:

Village of New Paltz  
Attn: Affordable Housing Committee  
25 Plattekill Avenue  
New Paltz, NY 12561

If you have any questions please call us at (845) 255-0130. Our office is open Monday to Friday 9:00am to 4:00pm. You may also email the Clerk at [Clerk@villageofnewpaltz.org](mailto:Clerk@villageofnewpaltz.org). We look forward to hearing from you. Thank you.

Alberta Shaw  
Village Clerk



# Village of New Paltz

## Affordable Housing Board

Village Clerk  
25 Plattekill Avenue  
New Paltz, NY 12561  
**(845) 255-0130**

March 2019

The Village of New Paltz has affordable housing in its future. Your eligibility can be certified if you submit these forms NOW.

Under the Village of New Paltz Affordable Housing Law (Village Code §132) Qualifying Developments [new developments of 10 or more dwelling units] must set aside 10% or more of the units as affordable housing for rental or purchase. Income eligibility must be certified by the Affordable Housing Board. You do not need to be a resident of the Village of New Paltz to apply for an affordable home or apartment.

Actual living units will not become available until the new qualifying developments are completed. As of now, only one comprising two affordable apartments has been completed, and a second development including five affordable apartments is currently under construction.

Eligibility for RENTALS: Applicant's income must be no more than 60% of the Area Median Income (AMI) adjusted for the number of people in the household. Eligibility for HOMEOWNERSHIP: Applicant's income must be no more than 100% of the AMI.

The income guidelines are based upon "Area Median Income (AMI) for the Kingston Metropolitan Statistical Area (MSA) which includes Ulster County" as published annually by HUD.

People in Household (2018)	1	2	3	4	5
Rental (60%) Income Limits	\$33,300	\$38,040	\$42,780	\$47,520	\$51,360
Homeownership (100%) Income Limits	\$55,500	\$63,400	\$71,300	\$79,200	\$85,600

*\*Effective: 04/14/2018*

These numbers will be adjusted yearly to reflect changes in the economy. You may periodically be notified to update your information to confirm your eligibility. You will receive further information about application procedures at that time.

The items in question (F) are the priorities listed in §132.09 of the Village Affordable Housing Law.

If you are interested in rental or home ownership under the Village Affordable Housing Law, here are some good reasons to apply for certification NOW.

- Getting numbers of completed application will build momentum for the future success of the law, and encourage construction of new housing opportunities to serve the community.
- The more we know about our applicants' situations, the better we can contribute to the realization of this forward looking law.

For assistance filling out this form, please call the Village clerk at (845) 255-0130 to make an appointment. Spanish translation of these materials is available.

This certification is for future housing to be built under the VONP Affordable Housing Law only. To find presently existing affordable or subsidized housing, contact the Village Clerk for referral to other resources.

## Village of New Paltz Affordable Housing Eligibility Application

Pursuant to the Code of the Village of New Paltz, Chapter 132 the "Village of New Paltz Affordable Housing Law" §132-2 concerning Applications and Eligibility,

Applicant Name: \_\_\_\_\_

Current Address: \_\_\_\_\_ Apt.# \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Home Phone: \_\_\_\_\_ Other Number: \_\_\_\_\_

Is there anyone who should be sent a copy of any letters we send you? Yes or No If Yes, Name and Address:

\_\_\_\_\_  
 \_\_\_\_\_

**HOUSEHOLD COMPOSITION AND OTHER CHARACTERISTICS:**

1. List the Head of Household and all other members who will be staying in the unit 4 nights a week or more.
2. Give the relationship of each family member to head.
3. **OPTIONAL:** Please identify by number below the Race for each household member: *[for statistical purposes only]*  
 (1) White; (2) Black; (3) American Indian/Native Alaskan, or; (4) Asian Pacific Islander
4. **OPTIONAL:** Please identify by number below the Ethnicity for each household member: *[for statistical purposes only]*  
 (1) Hispanic, or; (2) Non-Hispanic

Member's Full Name <i>(Please Print)</i>	Relation to Head	Birth Date	Sex M/F	Race	Ethnicity	Social Security Number
	<b>HEAD</b>					

5. Is head of household or co-head handicapped or disabled? Circle: YES or NO

## INCOME INFORMATION

Provide all information about the FULL GROSS MONTHLY INCOME FROM ALL SOURCES for all household members in the table below. (Please use SS for Social Security, SSI for Supplemental Security Income, PA or TANF for public assistance, employers name for wages, UE for unemployment and CASH for Cash, noting source)

MEMBER NAME	SOURCE OF INCOME	GROSS MONTHLY INCOME

CONFIDENTIALITY NOTICE: Pursuant to § 132-4. Income eligibility G. All personal and financial information submitted by applicants shall be kept confidential by the Village and shall not be subject to disclosure under New York's Freedom of Information Law. Disclosure of such information shall only be made pursuant to the laws, rules and regulations of any local, federal or state agency having jurisdiction over affordable housing matters or by a "so ordered" subpoena issued by a court of competent jurisdiction.

### § 132-4. Income eligibility

A. To qualify for rental housing, family income must be at or below 60% of the Ulster County median income adjusted for family size. To qualify for purchased housing, family income must be at or below 100% of the ulster county median income adjusted for family size, as published by HUD for the Kingston Ulster County Metropolitan Statistical Area (MSA) each year.

B. the Housing Board shall require complete disclosure of all income and assets. Family income shall include the gross income from all sources for all family members, utilizing the latest federal income tax returns, in addition to full disclosure of assets. Non-income-producing assets may be assigned an income-producing value and deemed income by the Housing Board. Complete disclosure of income and assets is to be made on forms and/or applications provided by the Housing Board. Full income and asset disclosure is the responsibility of the applicant and is to be provided to the Housing Board with a notarized certification of accuracy and completeness of all information provided.

C. For the purposes of these regulations, "family" shall be defined as it is applied by HUD at the time of the application submission.

D. For the purposes of these regulations, family income shall exclude any earned income from a minor or full-time student, up to a maximum of \$5,000.

E. Applicants for AH rental units referred to in this section shall, if eligible and if certified for occupancy by the Housing Board, sign leases for a term of no more than two years.

F. The eligibility priority list established by the "Village of New Paltz Affordable Housing Law" §132- list as follows. Applicants should check  any category for which they may be awarded the indicated priority point(s) for the category in which they may qualify:

Category	Point Value	Applicant Checkoff
<u>Current or Former New Paltz Village or Town resident</u>		<input checked="" type="checkbox"/>
Current 6 months to 1 year resident	1	
Current 1+ years to 2 years resident	2	
Current 2+ years to 3 years resident	3	
Current 3+ years to 5 years resident	4	
Current 5 or more years resident	5	
Current New Paltz resident, 65 years of age or older	1	
Former resident of Village, with aggregate prior residency of at least 2 years	1	
Village of New Paltz municipal employee; full time or qualified retiree, minimum of 24 months	1	
New Paltz Police, part time or full time, with at least minimum 24 months aggregate service for full time, consecutive service for part time	1 per qualifying category	
New Paltz School District or BOCES full time employee with at least minimum 24 months aggregate service	1	
New Paltz Rescue Squad member in good standing as certified by NPRS with at least minimum 24 months aggregate service	1	
Active duty US military veteran	1	
Physically and/or mentally disabled resident of Village with at least 50% disability as verified by a physician	1	

NOTICE: Nothing contained herein shall be construed to allow the foregoing priorities to supersede the requirements of the federal fair housing standards. If there is any conflict between these priority assignments and the federal fair housing standards, the federal fair housing standards shall prevail. Where such a conflict exists, the priority points system may be used to prioritize between two or more applicants identically situated under the federal fair housing standards.

**CERTIFICATION**

I hereby certify that the information provided to the Village of New Paltz Housing Board on this application is accurate and complete to the best of my knowledge and belief.

Head of Household: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_

Spouse or Co-head: \_\_\_\_\_  
Signature

Date: \_\_\_\_\_

Return completed application to:

Clerk  
Village of New Paltz  
25 Plattekill Ave.  
New Paltz, NY 12561