

EL BARRIO'S ARTSPACE PS109

FREQUENTLY ASKED QUESTIONS

Q: What is El Barrio's Artspace PS109?

A: PS109 will contain 90 units of affordable live/work housing for artists and their families, and 10,000 square feet of non-residential space for arts and cultural organizations on the ground floor and lower level. It will serve the El Barrio community by creating permanently affordable housing in a neighborhood at risk of gentrification. To help the area retain its traditional Latino identity, Artspace will reserve at least 50% of the units for current El Barrio residents.

Q: What is the definition of a "live/work" project?

A: A live/work project is a residential building in which each dwelling has extra space (100 to 150 square feet) that the artist can use as a studio. Live/work units by Artspace have consistent design elements, such as high ceilings, large windows, durable surfaces and wide doorways. These spaces are designed to accommodate and foster a variety of creative processes. Artspace live/work projects also include common spaces such as galleries, meeting rooms and green space that encourage tenant engagement, cooperation and community involvement. Most Artspace live/work projects are mixed-use buildings with housing on the upper floors and non-residential space on the lower floors.

Q: How much does it cost to live in an Artspace project?

A: In setting our rents, we adhere to affordable housing guidelines established by the U.S. Department of Housing and Urban Development. HUD uses a formula based on the local area median income (AMI), the degree of affordability of any given unit (expressed as a percentage of the AMI), the number of bedrooms in the unit, and the number of people in the household. While rents vary by community, our goal is to provide affordable space that is adequate for artists both to live and to work in their units. Artspace buildings provide live/work spaces that are larger than other affordable spaces and usually less expensive than other comparable spaces. And as part of our sustainability model, Artspace buildings remain affordable in perpetuity.

Q: What are the income qualifications for this project?

A: The income qualifications can be found on HPD's website. <http://goo.gl/mD9aN>

Q: Are these the guidelines for all projects every year?

A: No. The guidelines are set by HPD and change every year.

Q: Are there housing preferences to live at PS109?

A: Yes. The first applications processed must be those that meet one of the approved housing preferences:

- > Non-residents of New York City can only be considered after all eligible, current New York City residents have been processed.
- > Community preference: To help the area retain its traditional Latino identity, Artspace will reserve at least 50% of the units for current El Barrio residents.
- > Disability preference
- > Municipal employee preference
- > Artist preference

Q: Do you have to be an artist to live in an Artspace live/work project?

A: Anyone who qualifies for affordable housing may apply for residency in an Artspace project, but we give preference to those applicants who participate in and are committed to the arts. Applicants need not derive their income from their art.

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Q: How does Artspace determine who is an artist?

A: We define the term “artist” broadly to encompass a wide variety of creative pursuits, including traditional art forms and those as diverse as clothing design, weaving and even canoe making. A community-based Selection Committee interviews all applicants. The committee looks for evidence that applicants are seriously committed to their art and that they will be mindful and positive contributors to the building and community. The application and qualification process does not include judgment of quality of work.

Q: Can I have roommates?

A: An applicant can apply with a roommate ONLY if they were roommates in the past.

Q: Can I be a full time student and head of household?

A: No. A full time student cannot be the head of household. Low-income units in the tax credit program are not to be occupied exclusively by students. For Low-Income housing tax credits, the IRS defines a “student” as a full-time student during five (5) calendar months of the calendar year at an educational institution, other than a correspondence school, with regular faculty and students.

Q: How big are the units?

A: The studio, one bedroom, and two bedroom units range in average from approximately 480 square feet to approximately 980 square feet.

Q: Will there be community space available?

A: Yes. There is gallery/exhibition space available for residents.

Q: Is there commercial space for rent?

A: There is space available for rent for non-profits and community organizations. There are two offices dedicated for non-profit organizations as well as flexible use space for community, arts and non-profit organization.

Q: When can I apply and when can I move in?

A: The applications will be available Spring 2014. Qualified applicants selected out of the lottery can move in Fall 2014.

Q: Is there an application fee?

A: There is not an application fee, but there is a credit check fee of \$45.

Q: When will the next information session be?

A: Fall of 2013. Please sign up for the property updates to receive further information once we announce the session.
www.artspace.org/PS109

EL BARRIO'S OPERATION FIGHTBACK

El Barrio's Operation Fightback Inc., (EBOF), located in the Northern Manhattan community of East Harlem, was founded in 1983 out of the struggles of tenants and community residents to secure decent affordable housing for neighborhood families in the glaring context of housing neglect, abandonment, arson, crime and drug proliferation.

Incorporated in 1986, El Barrio's Operation Fightback Inc. today focuses on the housing, economic development and social service needs of East Harlem's diverse and growing community. Additional information is available at www.ebofb.org.

artspace

America's Leader in Artist-Led Community Transformation

For more than 30 years, Artspace has brought its hard-earned expertise to more than 200 cultural facility planning efforts from coast to coast. Of these projects, more than 35 have been developed and are owned and operated by Artspace itself, representing a unique, \$500 million investment in America's arts infrastructure. With headquarters in Minneapolis and offices in New York, Seattle, New Orleans, Los Angeles and Washington D.C., Artspace is America's leading developer of arts facilities. To date we have completed more than a thousand affordable live/work units for artists and their families as well as more than a million square feet of non-residential space for artists and arts organizations. Additional information is available at artspace.org.