

The Importance of Affordable Artist Communities:

Measuring Impact & Thrive-Ability in Artspace Live/Work Properties Nationwide

White Paper

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ABSTRACT

Reaching four decades in operation in 2019, Artspace sought to better understand the impact of the affordable, live/work artist housing model on residents. The goals were to achieve greater insights about who the artist residents are within Artspace live/work projects; as well as measure how well Artspace delivers value and benefits to those residents (predominantly low-income artists, performers, musicians, writers, and other creatives and makers). With the framework for evaluation developed in-house, Artspace launched an inaugural, nationwide online survey June 1 – September 30, 2019, inviting all Artspace live/work residents to answer a series of questions designed for them to self-assess the impacts of living within an affordable artist community. The Thrive-ability Indicator allowed for measurement of potential benefits within five categories—financial, social, safety/security, artistic practice, and stability impacts—within Artspace projects. Achieving statistically significant results, findings show that Artspace is achieving positive impacts within all categories.

Keywords: Artists, arts & culture, live/work units, affordable housing, Low-Income Housing Tax Credits, low-income communities, real estate development, Thrive-ability, finance, social impacts, safety, security, artistic practice, stability, impacts, evaluation, demographics

The Artspace Live/Work Model

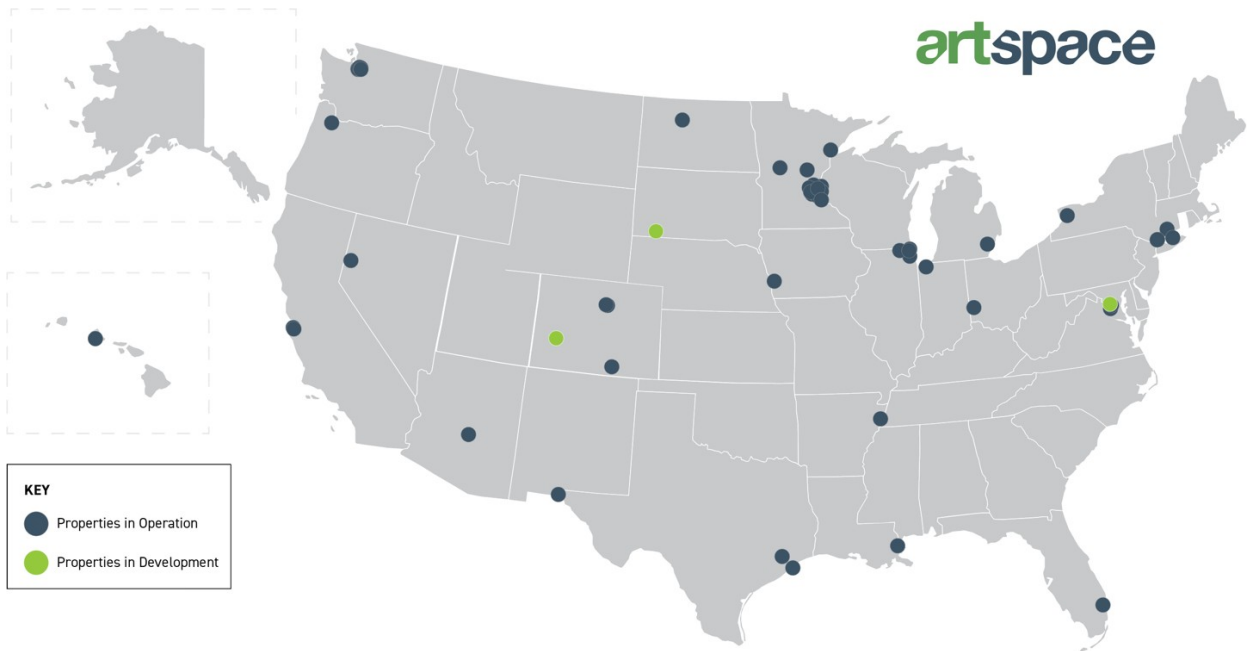
Artspace Projects, Inc., is a nonprofit organization with a mission to create, foster, and preserve affordable and sustainable space for artists and arts organizations. Artspace was founded in Minneapolis in 1979 to respond to artists and cultural organizations, often low in income, who were facing cycles of displacement as their spaces were reclaimed by for-profit developers for more traditionally profitable uses, resulting in the devastation of many cultural enclaves and communities. Artspace initially operated as an artist service organization that paired artists with artist spaces available in Minneapolis—but many placed through the program were eventually evicted or priced out and had to return to Artspace to find space again. To disrupt this cycle and alleviate the constant threat of displacement and/or eviction that the creative class faces, senior leadership at Artspace realized that the pathway to greater stability was to create and operate affordable space specifically dedicated for artists. The mission-focused ownership model would guarantee that spaces were designed for artists' use and would remain affordable and accessible to artists in perpetuity.

Through repeated attempts and with assistance from a broad network of people with expertise in real estate, finance, politics, construction, and property management, Artspace innovatively converged the arts with real estate development to purchase or construct buildings for artists to affordably live and work. Combining an apartment space for living with studio space for working was a strategy to help artists save money and stabilize, as they would not have to rent two spaces. When Artspace began this process, the federal Low-Income Housing Tax Credit (LIHTC) law had just been enacted, and the adaptive reuse of the Northern Warehouse in St. Paul was the first project in the nation to use this new resource specifically to address artist housing needs. Built in 1908 by the Northern Pacific Railway, Artspace redeveloped the six-story warehouse as an artist cooperative. The Northern opened in 1990 with 52 live/work units on the four upper floors, and commercial space including a



coffeehouse and art gallery on the lower two. Next, Artspace transformed an adjacent warehouse, the Tilsner, which lacked windows and a roof. Parts of its upper floors were too decayed to bear human weight. Although it was a prime candidate for the wrecking ball, it was also a striking example of Victorian Romanesque architecture in a National Register Historic District—so Artspace restored this relic into a thriving community of 66 artists and their families. Together, this pair of abandoned buildings transformed into functioning, productive parts of the community; and attracted artists to a neighborhood that didn't exist three decades ago but ranks today as one of St. Paul's most desirable places to live.

With this pair of buildings, Artspace leadership discovered a replicable model, which it repeated across Minnesota—and then across the country, including in culturally distinct communities. Predominantly multi-use buildings or campuses, 37 of Artspace properties (the majority) are structured to include live/workspace on the upper floors and commercial and community spaces on the ground floor. Collectively, the live/work portfolio includes more than 2,000 units for artists and their families. The mixed-use property with live/work residential units and community arts space is, today, Artspace's primary real estate development model.



Artpace properties where the survey was administered that are either wholly live/work, or have a live/work component, include:

- | | |
|--------------------------------------|------------------------------------|
| 1. 653 Artist Lofts (MN) | 14. Brookland Artpace Lofts (DC) |
| 2. Artpace Buffalo Lofts (NY) | 15. City Hall Artpace Lofts (MI) |
| 3. Artpace Everett Lofts (WA) | 16. El Barrio's Artpace PS109 (NY) |
| 4. Artpace Hamilton Lofts (OH) | 17. Elder Street Artist Lofts (TX) |
| 5. Artpace Hastings River Lofts (MN) | 18. Elgin Artpace Lofts (IL) |
| 6. Artpace Hiawatha Lofts (WA) | 19. Everett Station Lofts (OR) |
| 7. Artpace Jackson Flats (MN) | 20. Franklin Arts Center (MN) |
| 8. Artpace Loveland Arts Campus (CO) | 21. Harvester Artpace Lofts (IA) |
| 9. Artpace Mt. Baker Lofts (WA) | 22. Kaddatz Artist Lofts (MN) |
| 10. Artpace Patchogue Lofts (NY) | 23. Karcher Artpace Lofts (IL) |
| 11. Artpace Tannery Lofts (CA) | 24. Mesa Artpace Lofts (AZ) |
| 12. Artpace Uptown Artist Lofts (IN) | 25. Minot Artpace Lofts (ND) |
| 13. Bell Artpace Campus (LA) | 26. Mt. Rainier Artist Lofts (MD) |

- 27. National Hotel Artist Lofts (TX)
- 28. Northern Warehouse Artist Lofts (MN)
- 29. Read's Artspace (CT)
- 30. Riverside Artist Lofts (NV)
- 31. Roderick Artspace Lofts (TX)
- 32. Sailboat Bend Artist Lofts (FL)
- 33. South Main Artspace Lofts (TN)
- 34. Switching Station Artist Lofts (IL)
- 35. Tilsner Artist Cooperative (MN)
- 36. Tashiro Kaplan Artist Lofts (WA)
- 37. Washington Studios (MN)



Bell Artspace Campus, New Orleans, Louisiana. This campus had anchored the Tremé neighborhood for over 100 years but sat abandoned after Hurricane Katrina. The Bell Artspace Campus transformed the three largest buildings into 79 units of affordable live/work housing for low- to moderate-income artists, cultural workers, and families. The project also reestablished common spaces for creative use by the residents and commercial tenants. It received the 2019 Advisory Council on Historic Preservation (ACHP)/ U.S. Department of Housing and Urban Development (HUD) Secretary's Award for Excellence in Historic Preservation

Now, 40 years into operation and with more than 50 arts spaces across the country, the Artspace real estate development model has proven sustainable. Artspace's very first project, the previously mentioned Northern Warehouse, was refinanced in 2011 (21 years after it first opened) using a new round of Low-Income Housing Tax Credits to fund energy-efficient windows, a new roof, and tuckpointing; with Tashiro Arts and the National Hotel following shortly after. In 2016, the Ford Foundation provided a five-year, BUILD initiative



grant award to support Artspace's long-term capacity, including restructuring aging properties approaching 15 years of operation. Restructuring older properties allows Artspace to access additional tax credits and related funding sources for capital improvements that aging buildings need. From 2017 to 2019, Artspace has refinanced properties including Washington Studios (2019), the Northern (2019 - commercial), Everett Station Lofts (2018), Riverside (2018), Traffic Zone (2018), Grain Belt (2018), and the National Hotel Artist Lofts (2017). Refinancing aging properties ensure that they remain high quality, on mission, and affordable live/work facilities for artists for an additional 30 years.

Artspace's Unique Facilities

Artspace's unique portfolio also includes eight non-residential arts facilities; as well as eight single-family homes (since sold to artists at below market rate). These 16 projects include:

1. Artspace Frogtown Single-Family Home 1 (MN)
2. Artspace Frogtown Single-Family Home 2 (MN)
3. Artspace Frogtown Single-Family Home 3 (MN)
4. Artspace Frogtown Single-Family Home 4 (MN)
5. Artspace Green Homes North – Home 1 (MN)
6. Artspace Green Homes North – Home 2 (MN)
7. Artspace Green Homes North – Home 3 (MN)
8. Artspace Green Homes North – Home 4 (MN)
9. Chicago Avenue Fire Arts Center (MN)
10. The Cowles Center for Dance & the Performing Arts (MN)
11. Tannery Arts Center (CA)
12. Grain Belt Studios (MN)
13. Hennepin Center for the Arts (MN)
14. Northrup King Building (MN)
15. Tashiro Arts Building (WA)
16. Traffic Zone Center for Visual Art (MN)



Pictured left, is one of four Artspace Frogtown Single-Family Homes. While Artspace is well known for developing affordable live/workspace for artists to lease, the homes provided artists a path to home ownership. Neighborhood activists wished to preserve a boarded-up, historic storefront scheduled for demolition, so Artspace renovated it to include artist amenities. An artist couple has lived in this home for more than 20 years. Pictured right, is The Cowles Center for Dance & the Performing Arts, now the flagship for dance in the Twin Cities, located in the heart of downtown Minneapolis.

Commercial tenants and/or homeowners that occupy these places were NOT invited to participate in the survey of live/work residents. The nationwide survey focused solely on Artspace's live/work housing residents. Future studies may consider the participation and impact of Artspace working studio spaces and arts centers on the ability of working artists and creative enterprises to thrive. Artspace's portfolio of commercial space doubled just a few months after the survey closed, with Artspace's acquisition of the Northrup King Building and campus: The largest studio arts complex in the state of Minnesota, filled with some 350 working visual artists. It is included on the list of Artspace commercial centers above; and they are joined by countless ground-floor commercial arts spaces in Artspace mixed-use buildings all across the country.

Evaluating Artspace's Impact: Building on Past Efforts

Artspace previously commissioned a third party, Metris Arts Consulting, to evaluate its work in two studies: "How Artist Spaces Matter: Impacts and Insights Drawn from Artspace Projects' Earliest Developments" in 2010, and "How Art Spaces Matters II: The Riverside, Tashiro Kaplan and Insights from Five Artspace Case Studies and Four Cities" in 2011. The intent was to explore how and why Artspace's properties benefit resident artists and arts

artspace

organizations, as well as surrounding neighborhoods and regions. Led by Metris Principal Anne Gadwa Nicodemus, the first study consisted of case study evaluations of the Northern Warehouse Artist Lofts and the Tilsner Artists' Cooperative in St. Paul, MN and the Traffic Zone Center for Visual Art in Minneapolis, MN—three early Artspace cooperative projects; while the second examined case studies in the Riverside Artist Lofts in Reno, NV and Tashiro Kaplan Artist Lofts and Tashiro Arts Building in Seattle, WA.

The mixed method approach combined interviews; resident surveys; analysis of resident income records and historical trends in socioeconomic data (census, county and zip code business patterns); and measurement of property value impacts through hedonic modeling, a statistical method used to calculate appreciation in property values and estimate the portion of the change that is attributable to the artist space. More than 200 artists, residents, business owners, government officials, arts organization representatives, and others contributed their time and insights.

Overall, the studies concluded that Artspace's artist spaces have produced clear benefits for in-house arts residents and the surrounding neighborhood and region.



The properties were found to benefit residents by:

- providing space that meets residential and professional needs at affordable rates;
- increasing artistic production;
- catalyzing an arts community to become more than a sum of its parts;
- and enhancing the professional reputations of individual artists, and in some cases increasing the income generated through art activity.



82% of artists said that living in an Artspace building facilitated networking; 75% increased productivity; 70% shared skills with others in the building; and 48% increased the percentage of their income earned from their artistic work. 85% perceived the space as appropriate to their needs and 69% found the space affordable.

Benefits of an Artspace property also extended to communities. They were found to:

- animate historic structures and/or underutilized space;
- bring vacant or underutilized space back on the tax rolls and boost area property values;
- foster the safety and livability of neighborhoods without evidence of gentrification-led displacement;
- anchor arts districts and expand public access to art;
- and attract additional artists, arts businesses, organizations, and supportive non-arts businesses to the area.

100% of in-house arts businesses and organizations that participated in the survey reported that renting commercial space in an Artspace building enabled them to share equipment and resources. 88% reported that the space facilitated collaboration; 88% said it allowed sharing of business skills/knowledge; 50% reported learning new business skills/knowledge as a result; and the space helped 50% to financially stabilize. The full reports can be read at www.artspace.org/taking-measure-creative-placemaking.

Entering its 40th year in operation in 2019, Artspace sought to once again examine the impact of its work on the artists and families who reside within Artspace properties. Building on the previous evaluation framework, Artspace desired to expand from the case study model to a comprehensive survey of live/work residents in all 37 live/work properties across the country.



DEVELOPING THE 2019 ARTSPACE RESIDENT SURVEY

A Cross-Departmental Year-Long Effort

Artspace leadership looked to its expertise in-house, with the Consulting and Strategic Partnerships department tasked with developing the survey and the Asset Management department overseeing implementation. Artspace's Consulting and Strategic Partnerships department has designed and conducted over 90 Arts Market Studies for clients across the country, reaching more than 40,000 creatives. Further, an in-house Quantitative Analyst position was added to the team in 2015 with duties including statistical analysis. With 20 years of experience conducting and analyzing surveys in 36 states, Artspace was well positioned to design and implement the 2019 Artspace Resident Survey through its own portfolio.

To launch the survey, an interdisciplinary team comprised of colleagues from Consulting and Strategic Partnerships, Asset Management, Properties, National Advancement, and Communications all worked together. Artspace Asset Managers oversee Artspace's real estate portfolio. They develop and maintain relationships with artist residents in Artspace properties, oversee the property management companies that provide on-site management, and analyze the financial performance and physical stability of the properties. As key holders of relationships with people in the communities that Artspace serves, the perspective of the Asset Managers was integral in developing the questionnaire and in achieving on-the-ground implementation and participation to make the survey successful. The fundraising arm of Artspace, National Advancement, was also involved in the process: managing the National Endowment for the Arts grant that made the work possible, providing input on what data might be compelling to stakeholders, and compiling report findings. Artspace's Communications team designed promotional materials. Finally, Artspace's consulting team brought the expertise in designing and implementing the survey and analyzing results.



This cross-departmental team developed both a straightforward questionnaire to capture demographic data; as well as a “Thrive-ability Indicator” to examine the broad range of impact on the daily lives of Artspace live/work residents. These indicators drew from the benefits previously identified in the 2010-2011 Metris Arts studies and included financial, social, safety and security, artistic and cultural practices, and stability. The team was assisted by staff at Apt Marketing, a company founded by Artspace board member Curtis Thornhill, and they provided pro bono feedback on survey development and created the online platform.

Artspace intends to use its national survey findings to shape service delivery to more effectively meet its core mission, as well as to provide objective data on the impacts of its artist spaces to a broad range of stakeholders.

Toronto Artscape Inc.'s Parallel Survey

Interestingly, amidst this work, Artspace discovered parallels with Canadian colleagues at Artscape, a Toronto-based organization with a mission to make space for creativity and transform communities. Artscape engages in social enterprise in real estate development, property management, performance and event services, consulting and knowledge exchange, artistic programming and “community animation,” and creative entrepreneurship development. Artscape was simultaneously developing an in-house monitoring and evaluative framework of its own: The Thriving Artist Index. Together, the Artspace and Artscape studies may present insights into the impacts of arts spaces throughout much of North America.

ARTSPACE'S SURVEY IMPLEMENTATION

Survey Promotion

The Artspace survey was available online to all Artspace live/work residents in rotation over four months, from June 1 – September 30, 2019; and each was requested to respond within a four-week period. The survey was designed to capture both demographic data and efficacy data (that inform how well (or not) Artspace buildings work for their resident populations); as well as the impact living in an Artspace project has on individual residents.

To implement the survey and promote broad resident participation, a variety of promotional methods were used. Promotions across properties included announcement posters in common areas, direct emails, building-specific social media notices, memos from the management offices, and notices delivered to each residence; as well as in-person follow up by on-site Property Managers. All resident respondents were given the option to be entered into a drawing for one of five \$100 cash cards. Other incentives varied by building, including offering laundry credits and drawings for cash to residents; and offering on-site Property Managers cash rewards if they generated a large response turnout. Those properties that offered incentives with immediate benefits were particularly effective in achieving responses. To ensure accessibility, computer/tablet access was offered through management offices.

**TAKE THE
ARTSPACE
RESIDENT
SURVEY!**

TAKES LESS THAN TEN MINUTES TO COMPLETE

Taking this survey is critical to our mission and anonymous!

We would like all adult residents in a household to take the survey via computer by **the URL below.**

At the end of the survey if you opt to provide your contact information separate from your survey then you will be entered into a drawing to get a **\$100 cash gift card.** A total of five cards will be awarded in the late fall.

HELP US HELP ARTISTS ACROSS THE US

ARTSPACERESIDENTSURVEY.ORG



Implementation Variables & Challenges

To the best of our knowledge, the Artspace portfolio is unique both in the collective scale of its art spaces and in the diversity of its individual components. Each building is distinct and created based on the unique assets and needs of an individual community. While Artspace achieved a statistically relevant survey response rate overall, individual project survey response rates varied significantly by project and community. The unique opportunities and challenges of each project, and the impact that has on the ability of an Asset Manager and Property Manager to engage residents to participate in a survey, can provide insight into this disparity. For example, some buildings are 30 years old with a mix of established residents and new community members; while other spaces had been newly constructed or restored and had entirely new communities within. Some on-site property managers had been managing their Artspace property for many years, and therefore had long-established relationships with residents; while other managers were newly hired and still becoming familiar with what it means to operate resident spaces for artist communities, and how to build resident-management relationships. Some communities had competing events, activities, or priorities during the window of time that the survey was available.

The Artspace team customized promotional strategies and incentives per building, based on Asset Management recommendations. Funds spent on incentives, for example, ranged from \$0 at the lowest to \$1,200 at the highest. Nearly \$400 per property was spent, on average, towards promotions and incentives.

Survey Implementation Analysis

At the close of the survey period (September 30, 2019), the Consulting and Strategic Partnerships team and National Advancement team conducted summation interviews with each individual Asset Manager, one by one, to assess and evaluate Artspace's performance in conducting the survey and to inform future surveys. Based on their experience with this



initial launch, and comparing and contrasting response rates, the majority of the Asset Managers advocated to incentivize the on-site Property Managers at about \$100 in the future, as it was their belief that in-person face time between the on-site property managers and the residents had generated the most results. Almost across the board, Asset Managers agreed that the in-person “push” was most successful, and that property management involvement was critical in achieving success. Immediate incentives, like laundry cards for residents, was also seen as valuable.

Many stated that buildings with strong property management and active artist communities achieved the highest response rates and noted that newer projects were often more engaged. The four projects with the highest response rates, however, have been operating from between two to 12 years; and the length of time respondents have lived in their Artspace building ranged from less than one year to over 20 years.

When asked about barriers, 50% of Asset Managers thought access to technology was an obstacle; while the other half thought that everyone has access to computers, tablets, or phone technology. To increase participation, Asset Managers advised that the survey show a direct benefit to residents if at all possible—but only if the benefit is authentic. When asked if it would be useful to have an outside party manage the survey process, half thought it would be, while the other half thought that some residents might be anxious and not trust an outside party. Asset Managers were also given responses clustered for their specific properties, so they could rate performance of individual buildings.

THE 2019 ARTSPACE RESIDENT SURVEY RESULTS



Total Responses

Responses were derived from 36 of 37 existing live/work Artspace projects (97% live/work property participation) in 21 states across the country. Artspace achieved 622 responses from the total target population of 2,169 residents: A statistically significant return of 29%. This provides a 95% assurance that, within a 3% margin of error, the survey answers are how the entire group of Artspace live/work residents would respond if queried when extrapolating results.

622 (29%) Total Respondents

Understanding the LIHTC Model and Artist Preference

Artspace residential properties are designed specifically for people who are both low- to moderate-income and who are also artists, so part of the demographic data captured was concerned with the creative pursuit and income statuses of residents.

The majority of Artspace's live/work projects are built with Low-Income Housing Tax Credits (LIHTC), which subsidizes the acquisition, construction, and/or rehabilitation of affordable rental housing for low- and moderate-income residents. Congress created the LIHTC program with the 1986 Tax Reform Act, and the federal government issues these tax credits to state governments. State housing agencies then award the credits to developers through a competitive process. Owners or developers of projects receiving the LIHTC agree to meet an income test for residents and a gross rent test, and all LIHTC projects must comply with the income and rent tests for a 15-year compliance period. [Tax Policy Center Briefing Book: Key Elements of the U.S. Tax System]. Each year, the US. Department of Housing and Urban Development (HUD) sets income limits defining extremely low income (30% of the area's median income level (AMI)), very low income (50% of AMI), and low income (80% of AMI). The



actual income levels differ based on the area, because they are calculated as a percentage of the area's median income level.

Artists are among those on the list of qualified groups who can benefit from federally subsidized, low-income housing. Current law provides this exception for individuals "who are involved in artistic or literary activities." Anyone who qualifies for affordable housing may apply for residency in an Artspace project, but Artspace gives preference to those applicants who participate in and are committed to the arts.

Data: Artists/Creatives

Given these facts, it was not surprising that 99% of Artspace survey takers (613 respondents) consider themselves an artist. Artspace defines "artist" broadly to comprise a wide variety of creative pursuits.

- A person who works in or is skilled in any of the fine arts, including but not limited to painting, drawing, sculpture, book art, mixed-media and printmaking.
- A person who creates imaginative works of aesthetic value, including but not limited to film video, digital media works, literature, costume design, photography, architecture and music composition.
- A person who creates functional art, including but not limited to jewelry, rugs, decorative screens and grates, furniture, pottery, toys and quilts.
- A performer, including but not limited to singers, musicians, dancers, actors and performance artists.
- A person involved in all culturally significant practices, including a culture bearer or practitioner, designer, technician, tattoo artist, hairdresser, chef/culinary artist, craftsman, journalist, teacher or administrator who is dedicated to using their expertise within the community to support, promote, present, and/or teach and propagate their art form through events, activities, performances and classes.

The survey identified the creative practices that Artspace residents most engage in as Painting/Drawing (37%); Music (24%); Photography (21%); and Writing/Literary Arts (20%). Artspace residents need not derive their income from their art, and the survey revealed that 57% earn no or less than 10% of their income from their creative work. 62% earn income from a non-creative line of work, meaning the respondents hold second jobs, with education and service industries being the most frequently selected.

Data: Demographics

Beyond creative status, the survey also revealed further demographic details. For example:

- Artspace residents are well-educated: 56% have a bachelor's degree or higher.
- 3% of Artspace residents are veterans (compared to 7.6% nationally). Upcoming Artspace projects will have specific units set aside for veterans, including Pullman Artspace Lofts in Chicago and Artspace Silver Spring Arts Campus in Silver Spring, MD.
- 18% of Artspace residents consider themselves to have a disability. This is slightly higher than the national tendency, with 12.6% of the civilian non-institutionalized population reporting a disability in the 2015 U.S. Census Bureau.
- They are overall racially diverse:
 - 42% identify as Black, Indigenous, People of Color (BIPOC)

TOP ARTS, CULTURAL, CREATIVE INDUSTRY INVOLVEMENT (ALL RESPONDENTS)

1. Painting and Drawing – 37%
2. Music – 24%
3. Photography – 21%
4. Writing/Literary Arts – 20%

Note: Respondents could select up to 4 options

Income Highlights

- 57% earn no or less than 10% of their income from their art/creative work.
- 62% earn some income from a non-creative line of work, predominately in the education and service industry.
- Over half (56%) of survey respondents' household income is between \$10,000 and \$30,000 annually.
- 46% of respondents with a household size of one are at or below the 2019 Federal Poverty level.
- Only 10% of respondents reside in a household earning more than \$50,000 annually.



- 58% identify as white

Given that non-Hispanic white people total about 61% of the U.S. population, the Artspace residential population seems to loosely echo national trends.

SURVEY RESULTS: COMMUNITY REPRESENTATION VS. RESPONDENTS

One measure of a project's success is how inclusive it is and to what extent its residents and tenants reflect the diversity quotient of the area where they live. Despite best efforts, surveys of this nature are limited in their ability to engage everyone and in return may not truly reflect the diversity of a given building in regard to age, gender, race, income, ethnicity, and even art form.

In order to analyze our performance, we compared the building responses with the demographics in the ½-mile and 1-mile radius from the property address. The pair of buildings included for this additional analysis are geographically diverse and had a high rate of responses.

- South Main Artspace Lofts, 138 St. Paul Avenue, Memphis, TN (53 respondents)
- Artspace Mt. Baker Lofts, 2915 Rainier Avenue S. Seattle, WA (46 respondents)

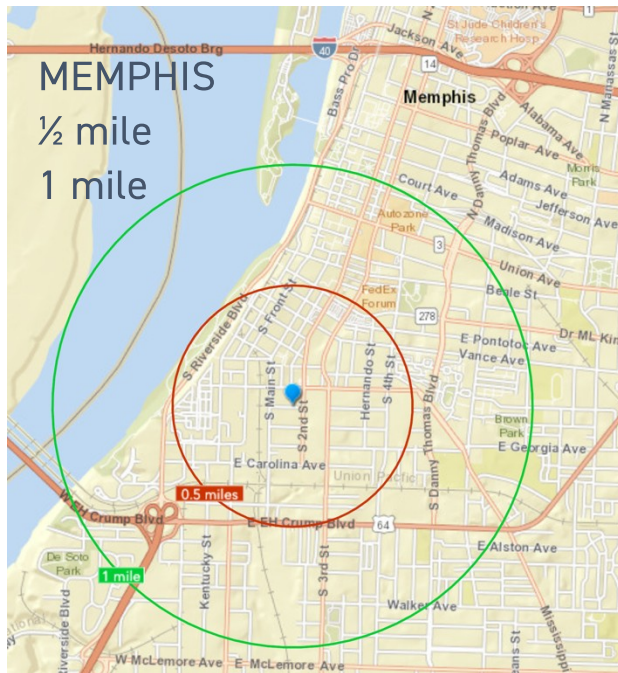
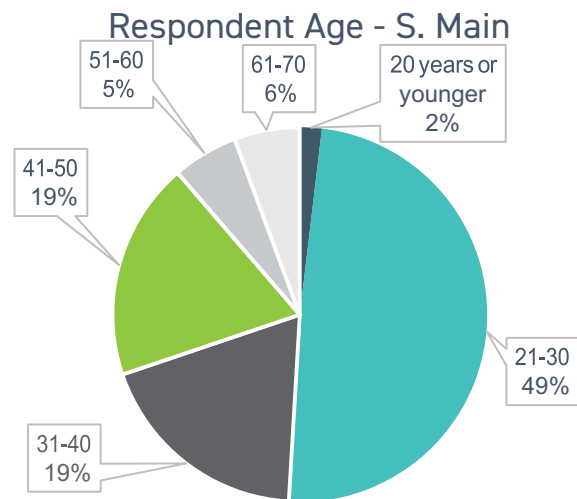
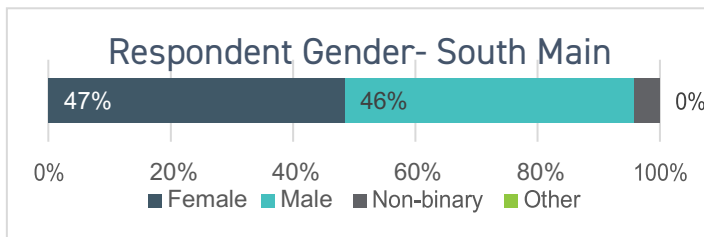
While the overall Artspace residential population largely mirrors national demographic trends, demographics within individual buildings vary.

South Main Artspace Lofts, Memphis, Tennessee

Survey Respondent Race and Ethnicity		
Race/Ethnicity	Count	% of Respondents
White/Caucasian	9	17%
Black/ African American	43	81%
Multiracial/multiethnic	1	2%
Hispanic/Latino(a)	1	2%
Asian/ Asian-American	0	0%
Not Listed/Other race	0	0%
American Indian	0	0%
Total respondents/population	53	100%

½ mile 2019 est.	1-mile 2019 est.
% ½ mile population	% 1-mile population
54%	32%
41%	65%
2%	2%
3%	2%
3%	1%
1%	0%
0%	0%
3,090	9,185

*Respondents may have selected more than one race/ethnicity option.



Source: ESRI Community Analyst, 2019

½ mile Radius Stats:

Median age: 39.7

Median Household Income: \$68,222

1-mile Radius Stats:

Median age: 37

Median Household Income: \$45,269

South Main Respondent Stats:

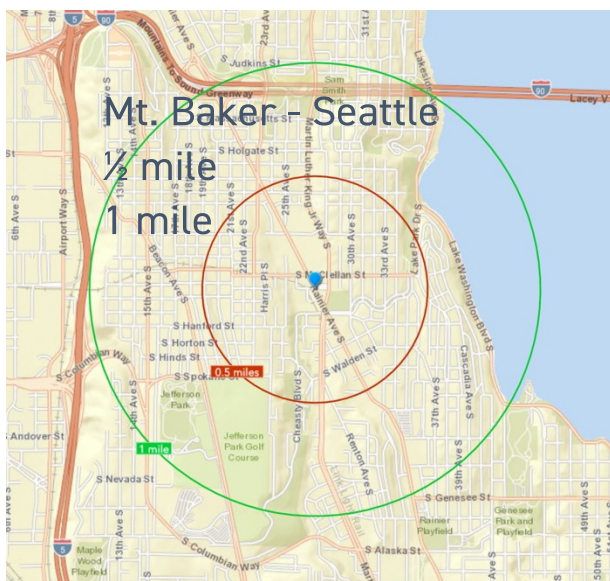
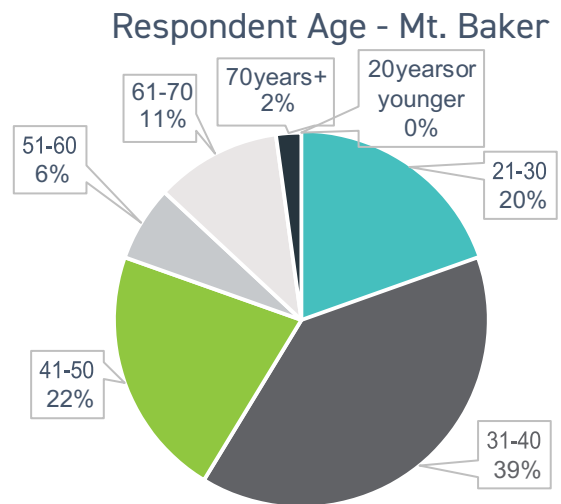
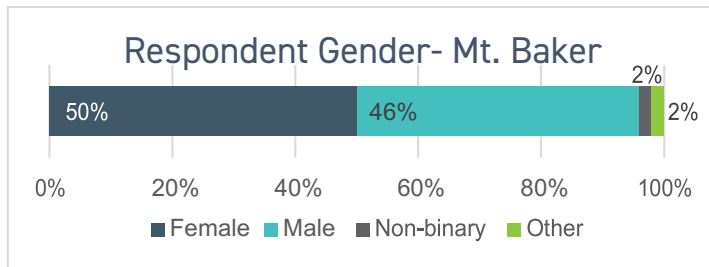
Median age range: 21-30

Median Household Income Range: \$20,001-\$30,000

Survey Respondent Race and Ethnicity		
Race/Ethnicity	Count	% of Respondents
White/Caucasian	28	61%
Black/ African American	6	13%
Multiracial/multiethnic	5	11%
Hispanic/Latino(a)	5	11%
Asian/ Asian-American	7	15%
Not Listed/Other race	1	2%
American Indian	1	2%
Total respondents*/population	46	100%

*Respondents may have selected more than one race/ethnicity option.

½ mile 2019 est.	1-mile 2019 est.
% ½ mile population	% 1-mile population
35%	35%
17%	18%
7%	6%
7.5%	10%
37%	34%
4%	5%
1%	1%
6,512	22,726



Source: ESRI Community Analyst, 2019

½ mile Radius Stats:

Median age: 42.9

Median Household Income: \$95,488

1-mile Radius Stats:

Median age: 40.8

Median Household Income: \$81,803

Mt. Baker Respondent Stats:

Median age range: 31-40

Median Household Income: \$20,000



ARTSPACE'S "THRIVE-ABILITY INDICATOR"

Artspace's "Thrive-ability Indicator" was designed for Artspace residents to self-assess impacts including Financial, Social, Safety & Security, Artistic Practice, and Stability. These impacts were selected in part by the benefits residents identified in the 2010-2011 Metris Arts Consulting studies, from providing affordability and safety to supporting artistic production, collaboration, and community. Data in this section pertains to the 613 (98.5%) responding residents who self-identified as artists (out of the 622 total respondents). In general, Artspace live/work residents responded favorably (strongly agreed or agreed) that living in Artspace projects positively impact their lives within each of these areas.

Financial Impact

Quality, code-compliant workspaces are rarely affordable to low-income users, especially in artist spaces where residents often use the space in nontraditional way. Simultaneously, the ever-increasing housing crisis in communities across the country threaten the ability of low-income peoples to afford housing and maintain an economic foothold in their neighborhoods as market-rate development moves in.

A basic tenet of the Artspace model is the combination of affordable housing with appropriate, code-compliant artistic workspace. In theory, this delivers financial benefits by both providing space specifically designed for creative use, in which economically vulnerable artists have the opportunity to increase production of art and/or creative products and earnings; and by saving the cost of a second rent for studio space, as the creatives can work right from within their homes. The majority of Artspace rents are set for those earning between 30% to 60% of Area Median Income (AMI) and are affordable by design, aiming to prevent the cycle of displacement. Questions in the Financial Impact section of the survey sought to discover how well this housing model was working.

77% of Artspace respondents agree or strongly agree that their live/work unit in an Artspace property is affordable to them. In the write-in comments, Artspace residents said:

- “I have been able to live by myself for the 1st time in 12 years. And now have extra room to create! I am so happy!”
- “I wouldn’t be able to provide for myself and young son without this apartment. It’s life changing and the first place I’ve ever had on my own.”
- “Living here in Artspace affords me the opportunity to paint and buy food. But most importantly, it has given me a chance to live without stress of wondering how to pay rent due to high rent eating up 70% of my income.”
- “My building is the only affordable housing in my neighborhood. I would not be able to afford a two-bedroom unit on my own outside of Artspace. Living in an artist community has created new opportunities to showcase my work and gain new prospective customers.”
- “The rent is very affordable. I spend more money on art supplies, canvases etc. than I could otherwise. It’s an immense help.”

Income from Art/Cultural/Creative Work

39% agree or strongly agree that income from art/cultural/creative work has increased because they live in the building (while 40% are neutral).

- “I couldn’t get any work done in my old space because it was too small. It was twice as much money and I couldn’t afford basic needs and think about saving for equipment I need to expand my business. Now I can work, and it has changed everything.”
- “I am able to save money on rent to produce prints for art shows where I could not afford prior to moving in. Also, I am able to save and purchase art supplies, run a website and have a home office for photo editing.”
- “I have been able to shoot in my studio space (green space and video interviews). Using my space has SAVED ME SO MUCH MONEY and my clients money because we don’t have to rent out a different studio space.”
- “It has allowed me to live in a safe environment while being able to invest my money in my business/studio and hire other people as well.”

- “It has given me the ability to network with people in the art scene from a common cultural hub which has led to opportunities which has provided me places to sell my work.”
- “Lots of collaboration with other artists. People have hired me, told me about grants and opportunities, and I have hired other people in the building.”
- “This building has impacted me financially not only because of the affordable rent but also because it allows me to utilize my studio space to showcase items that normally convert into sales from local supporters.”

Planning for the Future

41.5 % agree or strongly agree that they can save and plan for the future as an impact of living in an Artspace building (while 29% are neutral).

- “By living in a low-income building, I have been able to raise my children in a positive environment, save money for the future and build a home. I have lived here for so long, and seen many changes occur to my neighborhood. I’m grateful for the reduced cost of living.”
- “I was able to pay off my student loans from art school. I saved a big emergency fund. My husband was able to build a profitable photography business from zero. We are so appreciative.”
- “Being in a home that is affordable to me has helped me reduce financial stress and allowed me to budget more efficiently. My rent used to take up most of my income, leaving me scrambling to cover basic needs. Artspace has helped me tremendously.”
- “Living in the building has allowed me to move out of my parent’s house and become financially independent. I can work off my loans and pay my bills without issue.”

Write-in comments also provided insights into concerns residents have about potential rent increases (maximum rents are set by the U.S. Department of Housing and Urban Development (HUD)).

Social Impact

In the earlier Artspace studies, it was discovered that co-locating artists together builds community. Artists can network with each other, discover new opportunities, share knowledge, learn new skills from one another, and more. Artspace buildings are designed to



foster social interaction with the inclusion of community space—most often in the form of a ground-floor, multi-use gallery that the residents can program. Professional reputations can also be enhanced by association with an artist community and the overall reputation of the Artspace building. The Social Impact questions in the Thrive-Ability Indicator tested how well Artspace properties foster community today, coast to coast.

Social Support

65% of Artspace residents agree or strongly agree that they feel personally supported by other Artspace residents.

- “Artspace has had the most positive effect in our lives that I think I’ve ever had. My daughter and I truly feel at home. Living here has been so much of what has kept me going, the people here are absolutely beautiful souls, this is winning the lottery in my book.”
- “Artspace is a very open environment and I have made friends easily; friendships that have blossomed as both a result of close proximity and many similarities. I love having friends and neighbors I can collaborate with...”
- “I am delighted to live in a building that not only provides creative community but has a mix of ages! I am a senior and making friends of all ages.”
- “I was sick yesterday and my neighbor brought me gingerale, chicken soup, and crackers.”
- “Our family is socially connected to other families here, our kids practice art, music, dance, etc together.”

Personal Network

74% agree or strongly agree that their network of people has grown.

- “The location of this Artspace has opened up many opportunities for volunteer work within the community and has greatly expanded my social network.”
- “I have met a great deal of very creative individuals! The network of artists in one space is mind-blowing! ... I love it!”
- “I have met artists and musicians from other disciplines and other circles of music that I wouldn't normally interact with. I think that's good for everyone.”

- “I like knowing the other residents in a long-term way. I have known some of my neighbors for 10 years. This encourages a feeling of FAMILY. I always have a choice of interacting, or not, with my Community of Choice.”
- “I’ve been introduced to other cultures.”
- “Met some really cool and talented people. Love having friends who enjoy working on art projects and Halloween events for kids. Learning to improve my own creative abilities as well as sharing what I know. Getting me to interact again.”
- “The network of creatives in my life has been greatly expanded as a result of living in this building. Lots of opportunities to exchange ideas, be inspired by others’ work, cross-pollination between disciplines.”
- “The people I’ve met in this building have changed my life (in a very positive way). I cannot imagine how my life would be without some of the people I’ve met in this building.”

Building Involvement

60% are involved with events and/or resident committee work in their Artspace building.

- “It has given me a venue to connect others together through holding my events/shows etc. I can use it and my practice as a focal point for community development.”
- “It’s inspiring to come home to the community room where there are dance and music rehearsals, classes and other events at which I am often welcome.”
- “The events are amazing and very well organized. The atmosphere is phenomenal.”
- “We have a much deeper/stronger community with our neighbors... We helped start a community alley garden and Loftwalk, which is like a studio tour/party that brings the community together annually. Artspace has also created many other collaboration opportunities.”

Reputation and Respect

68% feel respected as a member of the Artspace community.

- “Dude, so much. I have never had anyone’s belief in me impact my art and my life the way our property manager and exhibition chair have. They are always cheering me on and turning my instincts into confidence and encouragement.”
- “I came here to work and impact my career and level up my studio practice. I have many beautiful, kind and sincere friends and a productive, respected practice.”



- “I have been taken more seriously as an artist when I am able to say that I live/work at an artist residence.”
- “We have a great reputation. I’m proud to find when people have heard of us as a community.”
- “When clients come to my studio this building makes me look more professional and accomplished as an artist. Helps to open more doors.”

The write-in comments of the survey also revealed where some social challenges can arise, including judgment about who in the building is an active artist, rumors, disagreements at committee meetings, and occasional personality conflicts. It also revealed that conflict can arise in community spaces between visual and performing artists due to noise.

Safety & Security

Building codes exist for an essential reason: To promote safety and prevent harm. Though they can be frustrating to artists and owners, it is not in anyone's best interest to turn a blind eye to genuine risks. There are many ad hoc, temporary, and underregulated artist spaces in the cultural ecosystem that, while often full of creativity and talent, are also too often unsafe. The Artspace model prioritizes the creation of affordable, high-quality space that is designed for artistic use while being ADA accessible and code-complaint. Each Artspace building is managed by a local, professional property management company that provides daily on-site presence with staff trained in code compliance. All residents occupy space in accordance with lease agreements that specify what activities are allowed and what activities are prohibited. Artspace buildings are inspected regularly by multiple third parties, including housing finance agencies, tax credit investors, insurance companies and local building code officials to be sure that the building maintains a safe environment. The Safety & Security section of the survey sought to understand how well Artspace addresses these important concerns.

Overall Safety

75% agree or strongly agree that they feel safe in their Artspace building.

- “I feel very safe. The coded entrance doors are handled well, and I can clearly identify visitors. I feel not only personally safe, but for my belongings as well. We don't have a lot of things go missing.”
- “I moved into Artspace after my previous home was robbed while I was gigging abroad and living here has given me a sense of security that I haven't been able to enjoy in a long while.”
- “In 2009, if you told me I would be living downtown when I grew up, I would have laughed at you- people didn't even go downtown ten years ago. Artspace has pioneered many facets of residential safety in downtown, and I am so grateful.”
- “In my previous apartments, I was uneasy because the maintenance men would sometimes not give any notice, which makes you feel like there is no lock on your door. I did not know 95% of my neighbors. Here, I trust my landlady and know all my neighbors. We have great communication.”
- “The building itself is very secure. I feel comfortable. I am grateful for the security cameras.”

Workspace Safety

85% agree or strongly agree that Artspace live/work housing allows them to work SAFELY in their space.

- “The use of security cameras and keyed access to the building is great. It's a secure building to create art, well lighted outdoors and inside.”
- “This studio is my home and my favorite place. I have never experienced a security issue or felt unsafe while here.”
- “We love the security, guards, gates, etc. We have very expensive equipment and we don't worry about having it stolen.”

Housing Security

76% agree or strongly agree that they feel secure that they have a place to live and work as long as they want.

- “Again, I was homeless. This is kinda awesome.”
- “As long as Artspace continues to own this building I feel I will do well.”

- “Feel settled for the first time in many years, which is positive for my well-being and creative energy!”
- “I ALWAYS fear losing my home—i.e. fear getting too old or ill as I age and being tossed out. Things have been tough for years pre-moving in here—feel LUCKY to have this place to live and catch my breath.”
- “I don't feel like I will be priced out of this building and have to move.”
- “I feel, for once, safe from worrying about steep rental increases and being not renewed for no reason. I feel safe and that helps a lot of us who suffer from high anxieties.”
- “While the neighborhood has its challenges, I feel safe inside the building, surrounded by neighbors that I trust. I also feel secure because I can rely on the rents remaining reasonable, tied to the median income ... and thus won't have to leave the city.”

Future Outlook

67% agree or strongly agree that they feel optimistic about their future because of the stability of their Artspace housing.

- “For me it is affordable. One can think, feel and grow more, when you don't have to worry about being driven out of your home. There is a community sense of security and safety.”
- “I was born, raised and continue to be inspired by the creatives at Artspace. I look forward to making this a space to live and breathe Art.”
- “I cannot express what a huge mental and creative shift is caused by NOT having to constantly worry about eviction and making rent.”
- “Knowing that the master lease has another 20 years on it and my building will remain low income makes me feel safe. I couldn't afford market price as the neighborhood has grown, thrived and become so popular...”

Safety Concerns

The write-in comments also revealed that some feel safe in their buildings but not their overall neighborhoods. This was due to events such as theft and break-ins of vehicles/bikes in garages, or other activity on the streets. Other security issues that concerned residents included access by residents given to nonresidents, doors propped open during events, people who don't shut gates, and people experiencing homelessness sleeping on entry steps.

Artistic/Creative/Cultural Work or Practice

The Artspace model is intended to provide artists opportunities to practice their art form more frequently and potentially earn more income. Artspace live/work units are designed for residents to not only live within, but to also have the additional space to create art on site. Often, there is a community gallery on the ground-floor of the building in which artists can share their work with their peers, as well as the broader public. Many Artspace properties also offer community events from art crawls, exhibitions, and open mics to festivals, holiday traditions, and more. The Artistic/Creative portion of the survey examined the impact of Artspace live/work projects on the resident's artistic work and careers.

Art Production

68% of Artspace respondents agree or strongly agree they are producing more work/practicing more frequently at Artspace.

- “Because of the amount of space I have and the quality of the apartment I have had the time, energy, and resources to improve on my artwork significantly. As well as the room to store more artwork so I can better prepare for the busy tourist season.”
- “Being able to roll out of bed and start painting has been the biggest impact on my work. Always having my art supplies open and ready to use saves time. Lots of available light is priceless.”
- “Living in this Artspace has really allowed me to expand my work in a way that allows me to create larger scale productions. I also have more space to create, build, and develop my work as a dance-based artist due to how much space I have available.”

New Skillsets

61% agree or strongly agree that they have learned new skills or techniques at Artspace.

- “Able to network with other great actors, learn new ways on becoming a successful actor.”
- “I have been wanting to actually use my sewing machine left from my mother and here, I have met fellow residents who do sew and have helped me learn and get some extra funds ...”

- “I found talents I never knew I had. My daughter is 4 and she is able to express herself in a way that is rare to find any more.”

Collaboration

55% agree or strongly agree that they have collaborated on projects with other Artspace artist residents and 64% have shared resources or equipment.

- “I had never painted and a neighbor offered to show me how to use watercolors. Now I am painting, and I never knew I had the ability! We all collaborate quite often!”
- “As writer and activist in the music, arts, cultural economy I have multiple sources of info living in Artspace.”
- “I am learning from being exposed to others’ practices and ways of thinking about art. One of the great diversities of this building is that there are many different ‘art worlds’ here, not just the dominant one that we see in the Whitney, etc. I love that.”
- “I have been able to put large group shows together, work on my work more consistently and have been able to build a small network of outside artists I collaborate with because of the stability of a legitimate live/workspace Artspace provides.”
- “I have wonderful opportunities to talk and share my work with others. I have even learned about gardening and composting due to my neighbors with a green thumb. I hope we can continue to learn and grow from one another in the future.”

Artwork Showcase

72% agree or strongly agree that they have had the opportunity to show their work in their Artspace building.

- “Focused on writing two novels and several short stories, I enjoy ‘reading’ excerpts at our OPEN MIC nights.”
- “Has increased my access to hosting events and showcasing my art dramatically.”
- “Having our own gallery to show in has been such an enormous influence on my art. It is an important part in our lives here. Also our outdoor chalk art wall is fun and brings attention to our building.”
- “I feel pressured (in a good way) to work on my art because I am privileged enough to live in an Artspace building. I have space to work, display, and discuss my art.”

- “I had a couple of art shows on my own in the Artspace gallery. I wouldn't have had the courage if I wasn't living at Artspace.”
- “I have been able to perform and produce events in the adjacent studios, and on Friday art walks that has given me more exposure with less effort.”
- “I have gotten massive commissions and become a more local name because of the exposure Artspace has given me. Additionally, I have the space to crank out large projects on a time crunch when it is required of me.”
- “I participated in an event in the building once and sold some pieces which made me feel very good!”
- “I stepped out of my comfort zone and helped put together an art show last year which is something I had never done before.”
- “It has helped me build confidence in my own abilities as an artist. Just selling my work from the gallery has helped me realize that I can draw an income from my art, and that helps me to continue creating.”
- “I've been able to help produce and promote events on our campus, cultivating community while offering art and entertainment to our wider community.”
- “My folk-dance ensemble can use the building's community room for practices for free, which helps a large group of young people be off the streets and learn something inspiring. I am able to attend literary evening and exhibits in our building and in Seattle's central districts more often.”

Housing Stability

Artspace theorized that, by providing stabilizing, affordable space, gentrification-led displacement will be avoided, and the cultural class will be retained. Survey results confirm this conjecture.

Serving Populations who have Experienced Homelessness and/or Displacement

Artspace projects serve those who have experienced homelessness; and have helped protect others from displacement. 21% of Artspace respondents had experienced homelessness in the five years prior to relocating to their Artspace live/work unit. One respondent said: “I was couch hopping before I moved in. Without this space I would be again. ‘Not Homeless’ may seem like a low bar, but when that's what you're facing ... I cannot stress the impact of this



unit on my life enough.” One of Artspace’s newest projects—Ola Ka ‘Ilima Artspace Lofts in Honolulu, which opened after the survey was administered—has 12 units specifically set aside for families experiencing homelessness.

Other Artspace residents have experienced displacement, with 30% forced to leave their home in the five years prior to relocating. For 75% of the responding artists who had been forced to leave their homes, this was also their primary workspace. The primary reason they were forced to leave their homes (38%) was that they faced a significant rent increase.

Serving the Local Population

Cities are serving their current residents with 66% coming from the same city and 17% even coming from the same neighborhood/area of town. State funds are serving state residents. One respondent said: “Affordable rent has allowed me to stay in my hometown. I’m very, very grateful.” Another said: “Without the Artspace building my family could not afford to stay in [this] neighborhood. Rents and mortgages in this area are heavily skewed by the presence of high tier government employees, lobbyists and lawyers. We would definitely be forced to reside far from where most of my work is!” 62% were unlikely/very unlikely to live in the specific neighborhood were it not for the project, however—most would still be in the state (83%). In some cases, Artspace staff believe this is because housing opportunities might not have otherwise been affordable and/or available. Overall, the survey revealed very little national migration with only 8% coming from out of state. Artspace’s projects can attract artists to a city or state, however, with 74% of the 207 who relocated from another city doing so specifically for the opportunity of the Artspace building. Artspace projects have public and private partners, and this data supports that their investments are often centered around local housing, local workforces, and job creation. Artspace’s live/work housing also helps provide financial stability. Some of the respondents who are considering moving stated it was because they want to own their own home, or they want to move to a different



neighborhood, city, or state. Living in an Artspace project can be a stepping-stone towards wealth building and home ownership.

“THRIVE-ABILITY INDICATOR” KEY FINDINGS

Resulting data of the nationwide 2019 Artspace Resident Survey largely confirms assumptions that Artspace properties are achieving the intended “thrive-ability” benefits for its residents. Based on this data, the survey reveals that the availability of Artspace live/work properties contributes to residents’ socio-economic well-being across the board—through opportunities that would not otherwise be available, because Artspace’s unique live/work units are not otherwise broadly found in the affordable housing marketplace.

Artspace artist live/work housing stabilizes residents in place and affords financial benefits including affordable rent for space to both live in and create artistic work from, as well as the ability to save money for the future and earn more from creative work. One in five of Artspace respondents had experienced homelessness in the five years prior to relocating to an Artspace project, while three in 10 had been forced to leave their home. Out of the three, 75% also lost their primary workspace: home studios. The primary reason artists were forced to leave their homes was that they faced a significant rent increase. More than three quarters of Artspace respondents found their Artspace live/work unit to be affordable, and many felt that they can even save and plan for the future as an impact of living in an Artspace building. Nearly four out of 10 also experienced an increase in income from their creative work, which they attributed as a direct result of living in an Artspace building.

Artspace buildings foster community building, grow artistic reputations, and enhance networking. Six out of 10 respondents felt personally supported by other Artspace residents, and the majority felt respected as community members. Artspace residents felt they had



grown their overall network; and many were also involved with events and/or committee work in their building, actively contributing to the overall community.

Artspace buildings are safe environments. Residents feel safe living in the building overall, and also report that they can safely pursue their creative practices in their arts-appropriate spaces. The majority felt secure that they have a place to live and work as long as they want; and are optimistic about their future because of the stability of their Artspace housing.

Artspace artists are growing their artistic practices within their Artspace building. The space allows for increased production, skill sharing, and collaboration with their artist neighbors; as well as space to present their work in galleries or performance spaces on site. The majority of respondents are producing more work or practicing more frequently at Artspace. They report learning new artistic skills or techniques while at Artspace; collaboration on projects with other Artspace artist residents; and sharing resources or equipment. The majority have also had the opportunity to show their work in their Artspace building.

DISCUSSION & CONCLUSION

Artspace plays a critical role in creating and maintaining healthy arts ecosystems and thriving communities across the country. Analysis of results from Artspace's inaugural nationwide survey reveals that, by providing affordable and sustainable space where creative people can safely live, work, collaborate, raise families, and weave deeper relationships, the results show strong, positive impacts for Artspace live/work residents to thrive financially, socially, and artistically. We have found that Artspace artist housing alleviates displacement of low-income artists and stabilizes them in place, while providing opportunities to increase creative production and earnings in a supportive community of fellow creatives, located in a safe building with culturally appropriate workspace. Artists can



grow their artistic standing, network, learn from one another, collaborate, share their work with the public, and plan and save for the future. Artspace's artist live/workspace directly contributes to the vitality, stability, and resilience of low-income artists and their families, and increases their positive impact within their communities, nationwide.

Comparative Studies

This research dovetails with findings from others working in the field of arts-based community development. A report by Daniel Arnow, "Affordable Housing for Artists in New York City – What are the Challenges?" states:

Places with high concentrations of cultural assets correlate with positive outcomes in social indicators like education, crime and health. With evidence of its widespread benefits, arts and culture has been positioned as a public good ... [Yet] the artist population is vulnerable because of the nature of their work. Wages are low and inconsistent, and the work fluctuates and comes in episodes. These vulnerabilities present specific challenges as it relates to securing long-term, decent and affordable housing.

"Challenges and Recommendations for the Development of Affordable Live/Work Housing for Artists," a study by Enterprise Community Partners, National Resource Network: New Solutions for Cities, states:

Artists and makers are contributors to community well-being, and their presence has spurred community economic development and social improvements. As a creative class, they help to preserve and carry on the culture of a city and the fabric of its neighborhoods.

This effect has been profound in Artspace's home region of Minnesota. In a Nov. 2018 MinnPost article, "How artists build careers, and why Minnesota stands out," economist Ann Markusen wrote:

Among the 30 largest metro areas in the U.S., Los Angeles, New York and San Francisco host the largest contingents of artists in their workforces, followed by five metros hosting 20 to 40 percent more artists than the national average: Washington, D.C.; Seattle; Boston; Minneapolis-St. Paul; and San Diego... Minneapolis-St. Paul posted the highest rate of increase in our artist workforce during the years of the great recession, 2006-09, years when the top three barely held even. What explains Minnesota's growing arts ecology? Our generous arts funders, many artists' centers, our Artspace artist housing and presentation spaces, and our Minnesota State Arts Board's generosity.

Recommendations

Based on Artspace's survey findings, and the research of others, our recommendations for those planning space for the creative sector is as follows:

1. **Test the market demand.** Launch studies to understand the creative sector's space needs and preferences.
2. **Advance equity and inclusion from the beginning, and engage the local artist population** in city planning, development, and real estate decisions throughout the process-- from the early planning stage in which community input informs design decisions, all the way through to marketing and lease-up. Ongoing artist participation results in projects that reflect the community, as well as a sense of resident ownership and leadership in the resulting project.
3. **Invest the time to ensure it serves the community.** Spaces should be affordable, sustainable, accessible, code-compliant, appropriate for artist users; and, when possible, positioned to address broader community goals.
4. **Give equal value to the "software" and "hardware" of the building.** This can take the form of establishing arts-friendly property management policies, resident-led committees, ongoing engagement opportunities, and other community building activities.

5. **Cultivate partnerships with existing arts and community organizations** to strengthen the network of existing assets without duplicating what is already there. Programmatic partners increase the vibrancy of on-site arts activities and connect the building project with the broader needs of the creative community. And if one does not already exist in your city, consider creating an artist-led support organization (for example, Springboard for the Arts in St. Paul and ArtistTrust in Seattle).
6. **Plan for long-term affordability.** Neighborhoods and real estate markets may change, but with proper planning, these buildings can maintain affordability and continue to serve their intended purpose far into the future.
7. **Hire experts if needed.** Artspace's Consulting and Strategic Partnerships team has worked in over 250 cities with artists, arts organizations, and nonprofits to help with creative space initiatives, feasibility studies, arts market studies. To learn about how Artspace does this, and to see Artspace's Consulting page and case studies, visit: www.artspace.org/consulting.
8. Last but certainly not least, **share information and be an advocate.** These types of projects can catalyze other city planning efforts and community-based projects to serve the needs of the creative workforce. This might include creative district overlays that incentivize affordable creative spaces, and housing plans that name artist housing as a goal.



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Artspace's research is based on the development and management of more than 50 arts buildings or campuses around the country. Our recommendations are interwoven in the values and practices we bring to each project (i.e. we follow our own recommendations). We hope that cities, developers, building owners, and arts advocates can utilize this information to inform or inspire the creation, support, and preservation of affordable arts space for the creative sector in more cities, coast to coast.