

ARTIST HOUSING NATIONWIDE

SCHMIDT ARTIST LOFTS

LOCATION: 900 7TH ST W. | ST. PAUL, MN 55102
ARCHITECT: BERNARD BARTHEL & BKV ARCHITECTS
UNITS: 260 UNITS (247 LIVE/WORK UNITS & 13 TOWNHOUSES). UNITS ARE AVAILABLE TO ARTISTS OF ALL DISCIPLINES. ALL 260 UNITS PROVIDE AFFORDABLE LIVING OPTIONS, WITH 234 OF THE UNITS AT 60 PERCENT OF THE AVERAGE MEDIAN INCOME (AMI) AND 26 UNITS AT 50 PERCENT OF AMI.
DEVELOPER: DOMINIUM
COST: \$132,612,430 (INCLUDING \$30.9 MILLION IN LOW INCOME HOUSING TAX CREDITS, \$21.1 MILLION IN STATE HISTORIC TAX CREDITS AND \$21.1 MILLION IN FEDERAL HISTORIC TAX CREDITS)

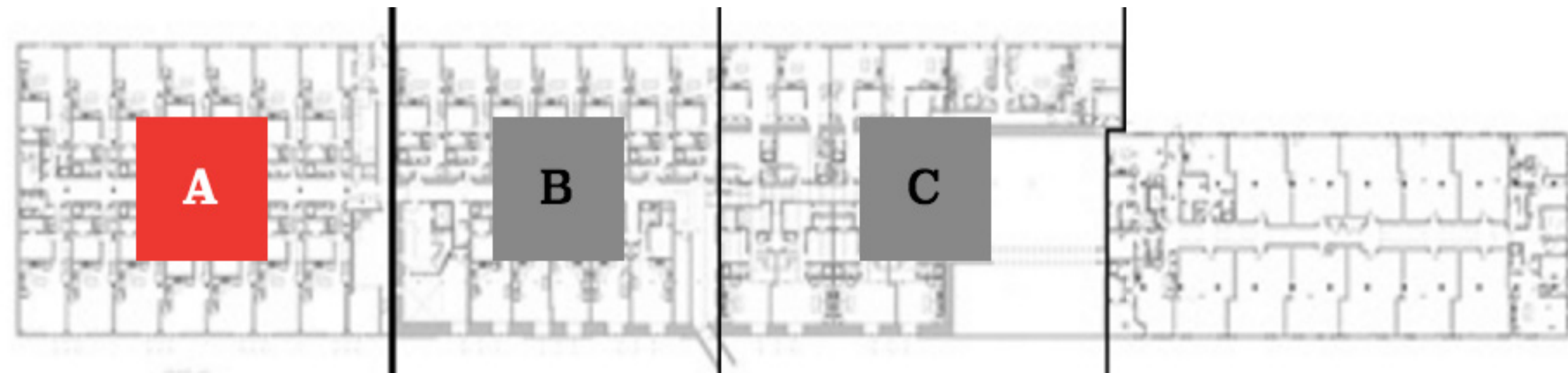
COMMUNITY BUILDING

Schmidt Artist Lofts embodies community building in its adaptive re-use of a long-vacant historical site that now adds value to the community, as well as through its in-house shared amenities. The existing buildings, known as the 'Brewhouse' and 'Bottlehouse', were originally built in 1855, and underwent renovations beginning in 2012. The complex was originally home to Cave Brewery, and was the largest brewery in Minnesota at the time of its construction. Among the amenities provided are an artists gallery, roof patio, clubhouse, multi-purpose room, and fitness center.

http://idocademy.org/wp-content/uploads/2015/03/Schmidt-Artist-Lofts_HD.pdf



BREWHOUSE GROUND FLOOR PLAN



BOTTLEHOUSE GROUND FLOOR PLAN

Midway Artist Studios

Fort Point, Boston, MA
 Keen Development

- Number of Units - 89 Live-Work studios
- Median resident age: 33.8 yrs
- Median gross rent in 2013: \$1,888

- A renovated industrial factory typical of the Fort Point area

COMMUNITY CREATION

- Midway Artist studios began in 2005 as a development property but was purchased for \$20 million by the artists with help from investors in 2013

- There is a commitment to continue renting the units in lieu of owning so the properties stay affordable for artists

- Formed a non-profit, Midway Artist Collective, Inc. to operate and run the building

- Close to public transportation and access to the rest of Boston

- There is a rich history of artists and galleries in the area which is why there was a strong push to keep the property an artist only development despite regeneration in the area and rising rental prices.

- Gallery and Rehearsal spaces available.

- Both Live, Work and Live/Work spaces are available for rent.



ARBOR ARTIST LOFTS

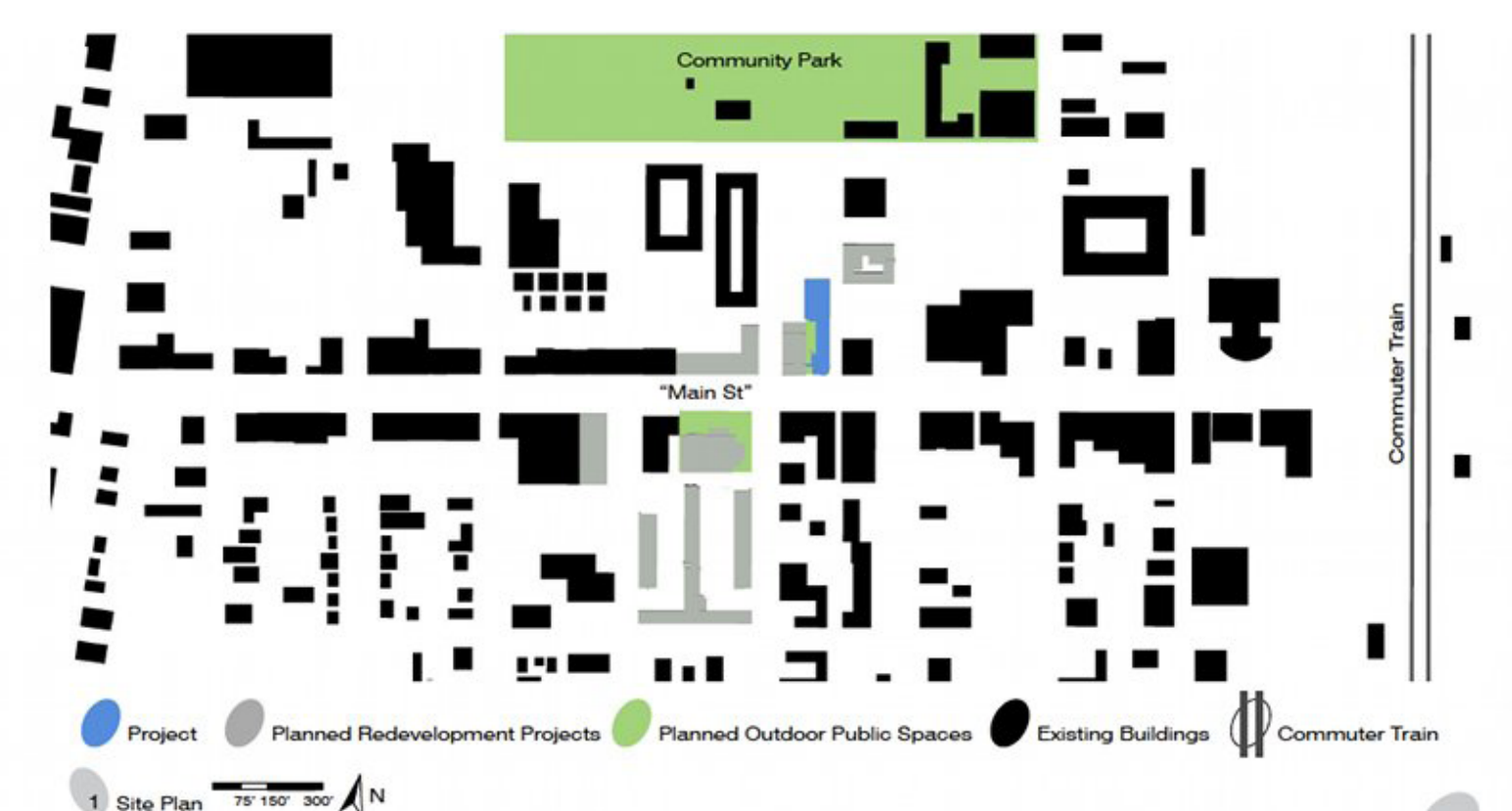
LANCASTER, CALIFORNIA
 PSL ARCHITECTS
 21 LIVE/WORK UNITS AVAILABLE TO ARTISTS EARNING 30-60% OF AREA MEDIAN INCOME
 PUBLIC FINANCING FOR \$5.1M PROJECT CAME FROM SALE OF LOW-INCOME HOUSING TAX CREDITS

COMMUNITY BUILDING

- FEATURES RESIDENT-RUN GALLERY, COURTYARD FOR MONTHLY EXHIBITIONS, GROUND FLOOR LOBBY AND PARKING

- URBAN INFILL PROJECT, PART OF CITY OF LANCASTER'S STRATEGY TO TRANSFORM DOWNTOWN INTO A REGIONAL HUB FOR ARTS AND CULTURE
- WINNER OF 2010 AIA/HUD SECRETARY'S AWARD FOR CREATING COMMUNITY CONNECTION

- APARTMENTS FOR ARTISTS OF VARYING ETHNIC GROUPS, AGES AND INCOME LEVELS TO CREATE A DYNAMIC AND DIVERSE GROUP OF RESIDENTS



WASHINGTON STUDIOS

LOCATION: 315 LAKE AVENUE N. | DULUTH, MN 55806
ARCHITECT: LHB ENGINEERS & ARCHITECTS
UNITS: 39 LIVE/WORK UNITS
COST: \$7.1 MILLION
FINANCING: DULUTH ECONOMIC DEVELOPMENT AUTHORITY, DULUTH HOUSING AND REDEVELOPMENT AUTHORITY, DULUTH HOUSING TRUST FUND / COMMUNITY INVESTMENT FUND, NATIONAL EQUITY FUND, & TCF BANK
FUNDERS: DULUTH ART INSTITUTE, DULUTH-SUPERIOR AREA COMMUNITY FOUNDATION, FRYBERGER BUCHANAN LAW FIRM, GRAND PORTAGE INDIAN RESERVATION, INDEPENDENT SCHOOL DISTRICT 709, JAY & ROSE PHILLIPS FAMILY FOUNDATION, THE MCKNIGHT FOUNDATION, & THE NORTHWEST AREA FOUNDATION

COMMUNITY BUILDING

Through an adaptive re-use development of a former junior high school, as well as diverse artist-specific and other shared amenities, Washington Studios that is a fantastic representative for community building while also offering affordable housing. The shared amenities at Washington Studios include: an artist gallery, two dance studios, three music rehearsal rooms, meeting rooms, a laundry room, a children's playground, and a large parking lot. The existing building was the home of Washington Junior High School until 1992. Continuing the legacy of the school, many of the units still have the chalkboards and cloakrooms of the former classrooms. In a unique arrangement, the artist cooperative shares the six-story red brick building with a city-run community center. Artists are also able to remain connected with the community as a result of Washington Studios being within walking distance of downtown Duluth.



Village of the Arts

Bradenton, FL
 The Artists Guild of Manatee

- Number of Units - 275 individual properties
- Median resident age: 42.1 yrs
- Median gross rent in 2013: \$949
- Restrictions: None

- Mix of early 20th century residential bungalows, Florida Cracker homes, and later additions.

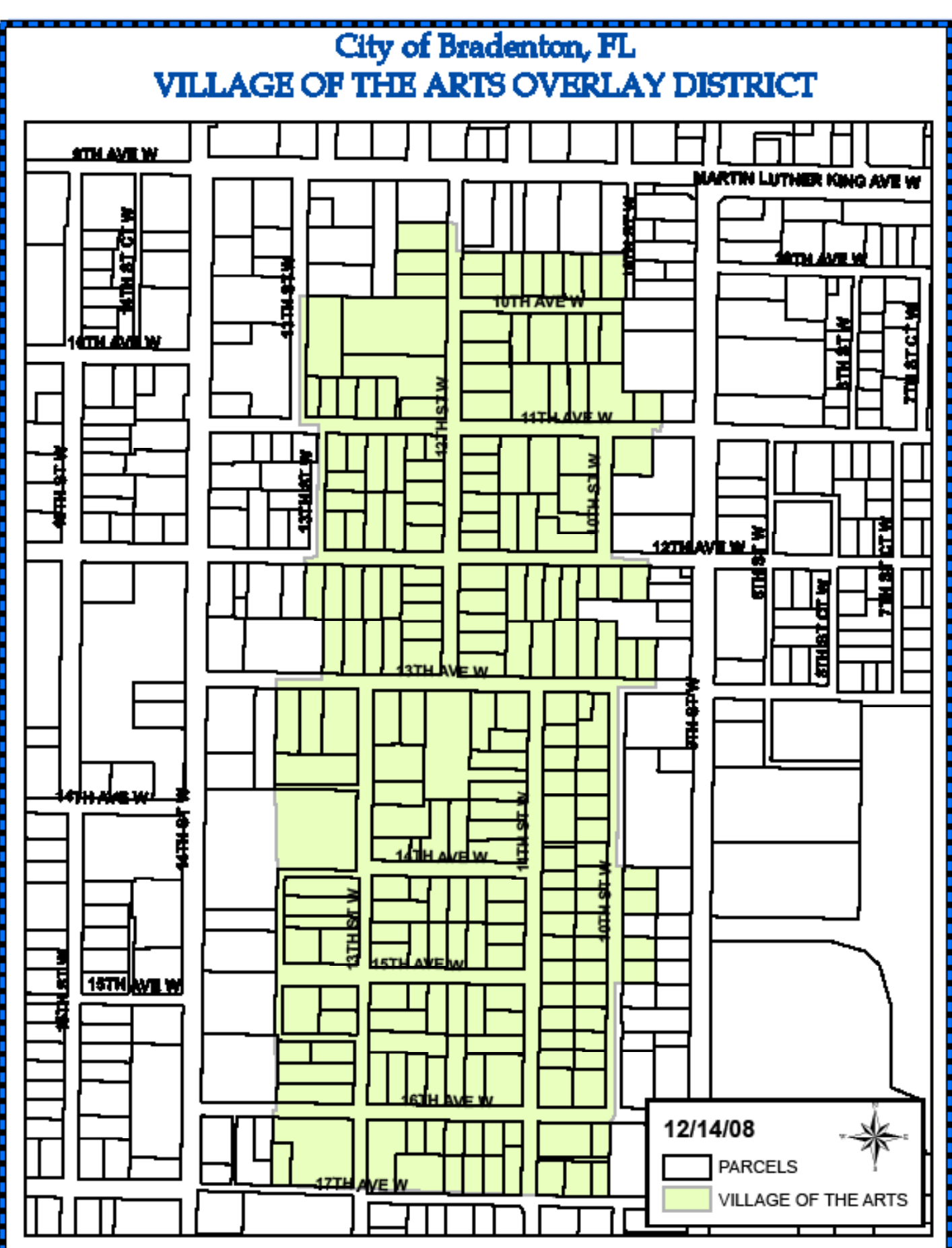
COMMUNITY CREATION

- The Artists Guild of Manatee was formed in 1999 as a non-profit with a mission to build a community where artists can live and work in a stimulating, harmonious environment.

- a legal Commercial Overlay, enables a rare live/work/play mix.

- The area was blighted. Artists and the City of Bradenton worked together. The city rezoned the area by creating an overlay district where artists could live, work and sell. The city also put a lot of money into the area by installing new sidewalks, light posts and repaving streets.

- There is no home owners association. We do have a 501 (3) (c) called the Artists Guild of Manatee that puts on events, communicates with city officials, organized neighborhood watches, co-ordinates social events, etc.



SPINNING PLATE ARTISTS LOFTS

ABOUT:
LOCATION: 5720 Friendship Ave, Pittsburgh, PA, 15206
SIZE: 55,000 sf
UNITS: 37
BEDROOMS: Studio, 1 Bedroom, 2 Bedroom, 3 Bedroom
COSTS: 4.7 Million dollar development
CONSTRUCTION TYPE: Concrete
PROGRAM: former car dealership built in 1926. Rehabilitated in 1998 into a live/work space for artists. The car showroom is now used as a gallery for residents to exhibit their work.
SUBSIDIES/FINANCING: National City Bank of Pennsylvania, National Equity Fund, Pennsylvania Housing Finance Agency, Pennsylvania State Historic Preservation Office, Pittsburgh Urban Redevelopment Authority, Strategic Investment Fund Partners, Ownership models.

CONTEXT:
 Located in East Liberty neighborhood and has spurred the development of new housing communities, restaurants, shops, and other amenities. Close proximity to theaters and local attractions

ARTIST AMENITIES
APPLICATION PROCESS AND RESTRICTIONS: Application process includes questionnaire to certify the person applying need for affordable artist housing. An income cap is placed based upon the number of individuals living in a household. After receiving an application, applicants will be placed on a waiting list then called for an in-person interview
SUPPORT: It supports artists by creating an affordable live/work environment exclusively for artists. There is also use of an in-house gallery for exhibitions of personal work.

