

Artist Live/Work units in the CALA development

Available Fall 2020



In 2015, the City of Somerville awarded the developer MarKa redevelopment rights to the prior Powderhouse School. This development features an inter-generational living opportunity through mixed income artist live/work units, senior housing units, and market-rate units, as well as a maker space, an outdoor amphitheater, commercial space and a public park. For more information about the development please go to: www.cala.live

This development will offer the community:

Three (3) income-restricted artist live/work rental units available through the City of Somerville's Inclusionary Housing program in collaboration with Maloney Properties.

Five (5) "market rate" artist live/work rental units. For more information about market-rate units, go to www.cala.live.

All eight (8) artist live/work rental units will require occupants to have received an artist certification from the Somerville Arts Council.

The three (3) affordable artist units require a separate pre-lottery application and an income certification process to verify eligibility, managed and conducted by Maloney Properties with oversight from the City of Somerville's Housing Division. To obtain the application and more information, go to www.CALALottery.com.

In order to participate in the lottery for the three (3) affordable artist live/work units, you must fill out and receive FIRST the artist certification and THEN, if artist eligible, apply for the affordable artist units to be entered into the lottery for the affordable artist live/work units. Without the artist certification, you can only apply for the non-artist units. **To apply for artist certification, visit the Somerville Arts Council’s website: www.somervilleartscouncil.org.**

Rents for the three (3) affordable artist live/work units are:

| Unit Size | Unit # | Area Median Income (AMI) Tier | Current Rent* |
|-----------|--------|-------------------------------|---------------|
| 1-Bedroom | 004 | 2 | \$1,296 |
| 1-Bedroom | 111 | 1 | \$956 |
| 2-Bedroom | 210 | 2 | \$1,530 |

*Tenants are responsible for Gas (heat and water heat) & Electricity (including cooking); Applicable fees to be deducted from rent

The following income limits apply only to the affordable units:

| Gross Annual Income Eligibility Ranges <i>Adjusted by Household Size</i> | | |
|---|---|--|
| Household Size | Tier 1 (Min. income - 50%AMI) 1BR #111 | Tier 2 (51%-80% AMI) 1 BR #004 & 2 BR #210 |
| 1 | \$28,800 –\$44,800 | \$44,801 - \$67,400 1 person household is not eligible for 2 BR unless qualified for a reasonable accommodation |
| 2 | \$28,800 - \$51,200 | \$51,201 - \$77,000 |
| 3 | \$28,800 - \$57,600 | \$57,601 - \$86,650 |
| 4 | \$28,800 - \$63,950 | \$63,951 – \$96,250 |

*Minimum income requirements waived for households with mobile rental vouchers (Section 8, MRVP...); Other eligibility requirements apply.

- For more information on the CALA inclusionary units go to: www.CALALottery.com.
- For general information about the City’s Inclusionary Housing Program, go to: www.somervillema.gov/departments/programs/inclusionary-housing-program.
- For more information about the CALA market-rate rental units: www.cala.live.

Individuals with disabilities who need auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures, in order to access the programs and activities of the City of Somerville or to attend meetings, should contact the City’s Manager of Diversity, Equity and Inclusion, Nancy Salamoun, at 617-625-6600 x2323 or nsalamoun@somervillema.gov

**SOMERVILLE ARTS COUNCIL
ARTIST CERTIFICATION APPLICATION
2020**

*The City of Somerville announces its artist certification program specifically designated for artists. Somerville’s current Zoning Ordinance includes provisions that certain developments provide “artist use.” If a new development creates “Artist Live/Work” or “Artist Studio Space” a certification process will accompany those units. **This policy ensures that developments with an Artist Live/Work component will continue to retain artist-status in perpetuity through regular artist re-certifications.** (For more information on arts and zoning go to: <http://somervilleartscouncil.org/artsunion/zoning>)*

WHAT IS AN ARTIST CERTIFICATE?

An Artist Certificate is a confirmation from the City of Somerville’s Arts Council (“SAC”) that an artist has been reviewed by a committee of peers, who have multiple artist mediums, and is “certified” as a working artist. An Artist Certificate qualifies an artist, for a period of three (3) years, as eligible for artist spaces in Somerville. Upon expiration, an artist will need to seek new certification.

WHO IS ELIGIBLE FOR A SOMERVILLE ARTIST CERTIFICATE?

Any artist who can demonstrate to a committee of peers that they have a recent (within the last three years) body of work as an artist. Applicants must be at least 18 years of age.

While the opportunity is open to all artists, preference is provided for those who currently live or work full time in Somerville and provide verification. Applicants who do not currently live or work full time (32+ hours per week) in Somerville can receive a certificate but will not receive a preference in a lottery for artist live/work units.

WHY DO I NEED AN ARTIST CERTIFICATE?

The City of Somerville established through zoning the creation of artist spaces permanently dedicated to artists through deed restrictions and other legally binding covenants. An individual who seeks to rent or purchase an artist unit is required to submit a current Artist Certificate as proof of eligibility.

WHO REVIEWS THE APPLICATION AND MAKES DECISIONS REGARDING CERTIFICATION?

Each application and related attachments are presented to a peer review committee. The committee is comprised of Somerville artists and arts professionals from a wide variety of artist mediums. ***The primary task of the peer review committee is to confirm whether an applicant has demonstrated that they are a working artist. Applicants will not be judged based on the***

aesthetics of their work but rather their commitment and activity of work. The decision of the peer review committee will be final for that round. If an applicant is not certified during that round, they can reapply in a future round with further information. No one who is applying for current certification, or has a relative who is applying for certification, may serve on this committee. All committee members must attest that they have no potential conflicts of interest.

WHY GET CERTIFIED AS AN ARTIST NOW?

An Artist Certificate qualifies an artist, for a period of three (3) years, as eligible for artist spaces in Somerville. These spaces may include inclusionary (income-restricted) live/work, market-rate live/work, and studio/commercial spaces.

WHEN DO I APPLY FOR AN ARTIST CERTIFICATE?

The Somerville Arts Council will hold two artist certification processes in 2020. The first application deadline will be specific to CALA Market-Rate units. The second application deadline will be specific to CALA Inclusionary units. Please do not apply for artist certification outside of the application period. We are not conducting a rolling application process. See deadlines listed below.

HOW DO I APPLY FOR SPECIFIC ARTIST UNITS?

Applicants must first successfully receive an artist certificate prior to applying for artist units. Applicants must undergo the *process, as outlined below.*

ARTIST CERTIFICATION REQUIREMENTS

Each application must consist of the following materials:

- A. *(Required)* Completed application form, below;
- B. *(Required)* Evidence of a recent body of work, **created in the past three (3) years**, as documented in support materials such as JPGs or other digital images. If needed, please provide a separate pdf page with links to your work and a description of what this work is.
- C. *(Required)* A resume that demonstrates the following two categories: 1) Evidence that the artist has training or is self-taught; 2) Evidence that the artist has **publicly presented their work during the past three (3) years** in exhibition, performance, readings or comparable public programming; or of commissions.
- D. *(Required)* Documentation from newspaper articles, calendar listings, reviews, letters from public collaborators, galleries, publishers etc. This can be a summary page of links showing public presentation of work.

HOW TO SUBMIT

Send full application with support material files to: artistcertification@gmail.com by 11:59pm for the following:

Market-rate unit artist certification deadline: Friday August 14, 2020
Inclusionary unit artist certification deadline: Friday September 18, 2020

AUTOMATIC CERTIFICATION

Automatic certification is granted to Somerville artists who have ***received in one of the past three calendar years (2018, 2019 or 2020) a fellowship or finalist*** from the Massachusetts Cultural Council or a *fellowship* from the Somerville Arts Council.

If you are such an artist, you must still submit the application form **and a copy of your award letter from the Massachusetts Cultural Council or the Somerville Arts Council.**

For information about the artist certification process, information sessions and future deadlines, contact Gregory Jenkins, Somerville Arts Council: gjenkins@somervillema.gov.

CITY OF SOMERVILLE
ARTIST CERTIFICATION APPLICATION FORM
(please print clearly)

Name: _____

Street Address: _____

City/State/ZipCode: _____

Phone: _____

Email address: _____

Check one: New certification: ____ Renewal certification (certification previously received): ____

Check one: I will be applying for Market Rate Artist Unit ____ Inclusionary Artist Unit ____ Both ____

What is your primary artistic discipline?

Visual Arts

- ____ crafts
- ____ painting/drawing
- ____ printmaking
- ____ photography
- ____ design/illustration
- ____ sculpture
- ____ installation/public art
- ____ other

Performing Arts

- ____ dance
- ____ theatre
- ____ music
- ____ multi-disciplinary
- ____ other

Media Arts

- ____ film
- ____ video
- ____ animation/digital arts
- ____ other

Literary Arts

- ____ fiction
- ____ non-fiction
- ____ poetry
- ____ other

If checked 'other' above, please elaborate here and describe the art: _____

CHECKLIST OF ATTACHMENTS

Please note which of the following items are included (check all that apply):

___ (Required) Application form

___ (Required) Evidence of recent body of work—check all that apply:

___ 5 digital images; and/or

___ up to 20 PDF pages of sample scripts, works of fiction, non-fiction and/or poetry;

and/or

___ a summary page with specific web links to online materials that demonstrate your work (include description of what we will view).

Work must have been completed within three (3) years of the date of this application.

If sending JPEGs or digital files please be sure that **each file size is no larger than 1MB each.**

___ (Required) Resume or C.V. detailing work.

___ (Required) Images, documents or links to demonstrate evidence of public work or commissions.

___ (If applicable) If you are claiming a local preference, submit PDF or other electronic image of one of the documents listed in the attached list of VERIFICATION REQUIRED FOR LOCAL PREFERENCE. If you are applying for a market-rate unit, submit this now. If you are applying only for an inclusionary (income-restricted) and claiming Somerville resident, you will supply this information later).

ONE LAST QUESTION...

Please tell us how you heard about this initiative; it will help us reach artists in the future:

___ Newspaper, please specify: _____

___ List Serve or social media, please specify: _____

___ SAC website

___ Word of mouth

___ Other: _____

VERIFICATION REQUIRED FOR LOCAL PREFERENCE

Local Preference for Current Residents

In order to qualify for this preference, applicants must verify their residency by providing with their Artist Certification Application one (1) of the following documents with their name and Somerville address.

- Signed current lease
- Voter Registration
- Utility Bill (electric, gas, oil, cable, internet etc.) –Must be dated within 30 days of application submission date (statement date, not bill due date)
- Current Bank Statement including all pages
- Cell phone bill –MUST be dated within 30 days of the application submission date (statement date, not bill due date)
- If a lease cannot be provided, a signed & dated letter by landlord identifying the applicant, address & proof of ownership may suffice in some instances
- Current Housing Assistance Payment (HAP) contract or letter from issuing agency

Local Preference for Full-Time employees in Somerville

In order to qualify for this preference, applicants must work full-time (32+ hours/week) in Somerville, and a household member must provide a paystub dated within 30 days of when the complete application is submitted. The paystub must show the number of hours worked in a pay period, Somerville location and the household member's name.

If a paystub cannot be provided or does not include the all of the aforementioned required information, a letter of employment by the applicant's Human Resources Director or Payroll Director on company letterhead with contact information may be provided. The letter must state the employee's name, location of employment & the number of hours working in Somerville per week. The letter must be dated within 30 days from the date the completed pre-lottery application is submitted.

If a household member cannot verify the number of hours spent working in Somerville per week they will not qualify for the local preference for full-time employees. If a Tufts University employee is applying with this preference, they must work 32 hours or more per week in a building located within the limits of the City of Somerville.

Households whose usual place of work is in Somerville but who are working from home remotely during the pandemic may still be considered for Somerville preference through a reasonable accommodation. These households shall obtain a company letter on the company letterhead from their employer and it should include, among the other details noted above, that the household member is temporarily working from home as a result of the pandemic and that it is the intent of all parties to return back to work in the physical office as soon as it is safe to do so.

**City of Somerville
Somerville Arts Council**

**Questions and Answers for Artist Certification &
Market-Rate and Income-Restricted Artist Units at CALA**

If I receive an artist certification does that mean I am guaranteed a unit?

No. There are two types of units: Market Rate and Inclusionary (income-restricted). The developer will oversee an application process and lottery for the Market Rate units. The developer and the City's Housing Division will together oversee an application process and lottery for the Inclusionary units.

Will Somerville residents or employees who work full-time in Somerville receive a preference in the lottery?

Yes, priority will follow in this order:

1. Currently living or working full time (32+ hours per week) in Somerville (both equally weighted)
2. Not living or working in Somerville

To receive a local preference in the lottery, non-Somerville residents must provide verification of their status. A description of documents that can be submitted as verification can be found in the VERIFICATION REQUIRED FOR LOCAL PREFERENCE page of the Artist Certification Application Packet.

Is there a different priority for market rate artist units and inclusionary units?

There is priority for residents of Somerville or applicants who work full time Somerville (32+ hours per week) for both types of units. Applicants will undergo a typical fair housing application process conducted by the property manager, including credit check, etc.

Should I submit verification for local preference with my artist certification application?

If you are applying for the market rate units you must provide local preference verification with the artist certification application. Inclusionary unit applicants will be asked to provide documentation during the inclusionary application process but not until the artist certification process has been completed.

What if I don't live in Somerville nor do I have any affiliation with Somerville, can I still apply?

Yes, but the lottery will follow the preference priority.

Can I apply for both the artist units and the "non-artist" units?

Yes, but all processes and rules apply.

(cont.)

What happens if I decide to stop being an artist? Or if I am no longer active?

If you are currently in an artist live/work unit you must be active during the prior three-year period. At the end of a three-year period you must be re-certified as an artist. The property manager will monitor certification status. If status is not current, your lease not be renewed.

Do applicants apply for specific inclusionary units, i.e. unit 103, or only for specific categories of units, i.e. one-bedroom or two-bedroom unit?

A single person cannot apply for a two-bedroom inclusionary unit. If you are a two-person household you can apply for both a one-bedroom unit AND a two-bedroom unit simultaneously. For more details about inclusionary unit regulation go to:

<https://www.somervillema.gov/departments/programs/inclusionary-housing-program> and refer to and review the relevant sections regarding household sizes and eligibility requirements.

For inclusionary units, do I determine which income category I am applying for or do you?

You should determine and apply for the income category for which you think you will be eligible, based on projected household income for the next 12 months. It is recommended, especially if you are on the cusp of an income bracket, to read through relevant sections of the CALA Income-Restricted Housing Lottery Application Packet as to what is considered income and how income is counted during an income certification process. Please contact Maloney Properties at 781-992-5306 if you are uncertain about your income and need further guidance.

If you are on the cusp you can apply for both and depending on the final certification review you will be placed in one or the other income category.

What are the timelines for the artist certification and inclusionary housing lottery?

You must have received an artist certification and then apply for the Inclusionary housing opportunity in order to be included in the inclusionary housing lottery. If chosen in the lottery, you must go through a full income certification process to verify eligibility. If a chosen lottery applicant is deemed ineligible for any reason, then the subsequent household on the lottery waitlist will have the next opportunity to income-certify. This process will continue until all units are filled by eligible households.

If I currently own a home can I apply for an inclusionary unit?

Applicants are not eligible if they own property or (joint) interest in property in the USA or abroad.

Concerning eligibility around income guidelines and "household size," if I have a roommate and we are not married are we considered a "two-person household"?

Unrelated household members must have a documented history of living together, with the intent to continue living together in order to apply for an inclusionary unit as a household. Please refer to the Information Packet to learn more about how a household is defined.

(cont.)

How will my artist certification application be reviewed? Who is on the review panel?

The Somerville Arts Council and board members who have a range of discipline area expertise will review applications for artist certification approval. Reviewers are NOT reviewing applications for quality of work or aesthetics but only to review if applicants are actively engaged in creating work. Your support material, resume, images, video links etc. are essential for this review process. Again, the panel is not judging you based on the quality of work.

Where can I access the Artist Certification application and Inclusionary Housing application?

Artist Certification applications are available at:

- Somerville Arts Council website: www.somervilleartscouncil.org/artistcertification

Inclusionary Pre-Lottery Applications are available:

- CALA website: www.calalottery.com or by email from CALA@maloneyproperties.com
- City of Somerville website: <https://www.somervillema.gov/departments/programs/inclusionary-housing-program>

Who should I contact if I have additional questions about the Artist Certification process or the Inclusionary Housing application process?

For questions about the artist certification process:

Website: www.somervilleartscouncil.org

Email: Gregory Jenkins, gjenkins@somervillema.gov

For questions around the Inclusionary Housing process, please contact Maloney Properties:

Website: www.CALALottery.com

Email: CALA@maloneyproperties.com

Phone: 781-992-5306

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