

Creating Artist Space :

Report to the Boston LINC Working Group



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Leveraging Investments in Creativity



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Community Partners Consultants, Inc. provides consulting services in community cultural development, urban planning, design, and strategic planning. Most projects forge partnerships between the public and private sectors, are complex with multiple goals, and require ambitious results with limited resources.

Introduction



Source: BRA
An artist Live/Work studio in Laconia Lofts.

Artists have particular space needs to live and work. Like most people, artists desire a practical secure workspace, a meeting place to mix with other colleagues or collaborators, a private space to develop ideas on their own, and space they can afford. Some visual artists have space needs similar to light industrial users: they prefer upper floors of more affordable underutilized manufacturing buildings; they work on a fairly large scale, and they require freight elevators and loading docks. Other artists, such as dancers, for example, need large rehearsal and

performance spaces with sprung floors. Musicians and theater companies require rehearsal and performance spaces with unique acoustic and space configurations. For all these artists, their artwork is their life, and finding affordable and practical space to live and work is essential to their existence.

Developing affordable space for artists to live and work is a complicated process. Funding for affordable housing often does not take into account the unique needs of artists. Developers must work within existing zoning regulations that often limit their ability to create live/work units (or even work-space) in atypical neighborhoods. Most significantly, perhaps, is the harsh reality of artists seeking affordable space within the context of rising real estate prices and drastically reducing public and private support for their art.

The value of the arts as an economic development tool is increasingly apparent. Many cities and neighborhoods are using the development of artist space as an effort to revitalize their community. At the same time, some residents in affordable neighborhoods fear the gentrifying impact of artists moving into their area with the accompanying rise in housing value. The dynamic can be a two-edged sword. The fact remains, however, that increasing the supply affordable space for artists to live and work is vital.

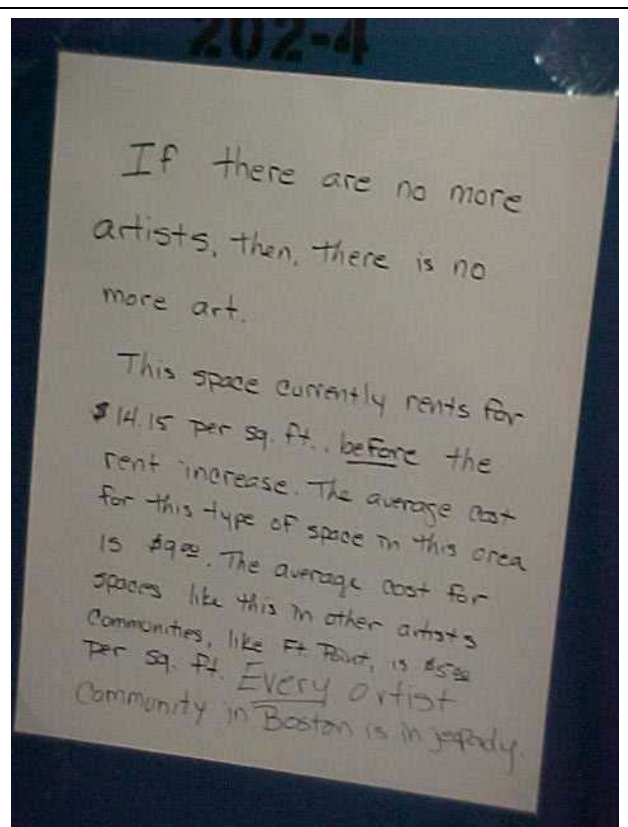
This document is intended to provide public and private groups with information to maneuver the maze of funding and public policies necessary to create affordable artist live/work space and to identify existing and proposed artist space in the cities of Boston, Cambridge and Somerville. This report also presents recommendations for strategic action that the funders of this report and others concerned with artist issues may take to expedite the creation of affordable space for artists to live and work.

The Boston *Leveraging Investments in Creativity* (LINC) Working Group was established by leading funders of the arts to identify ways to encourage creation of affordable space for artists to live and work.¹ This group targeted a need for a detailed inventory of artist space needs, resources, and opportunities in Boston, Cambridge and Somerville. As described by Boston LINC:

The goal of this work is to provide funders, developers, finance professionals, public officials, artists, and others with grounded, specific information to inform the development of a coordinated real estate strategy for artists in greater Boston. Outcomes will include the identification of three to five specific projects where developers could act immediately, with impact. Data collected in this effort could also ultimately form the foundation for a sustainable database and web site for artists, developers, and others, to provide information on best practices and sources of support for artist space development efforts.

We identified this project because we believe there is both an urgent need and an unusual opportunity to tackle the real estate problem for artists in the greater Boston area.

The Need: *The Boston area is home to thousands of working artists, but a growing number of them simply cannot afford to live and work here. A number of innovative artist studio and live-work projects have been developed in Boston over the last twenty years, but over time, far too many of these have fallen out of the hands of the artists who developed and/or benefited from them. If we value the contributions of artists to our communities – and a growing number of community leaders do – it's clear that we cannot leave the artist space issue up to market forces. We need a collaborative, coordinated real-estate strategy, built on a foundation of current, commonly shared information.*



Source: BRA

This flyer at an artist studio sums up many of the difficulties in developing artist space in Boston.

¹ It is imperative to note when advocating for artist affordable housing that cities such as Boston, Cambridge and Somerville are in an affordable housing crisis. Creating affordable space for people to live is essential for all residents with limited income. Also, this report frequently refers to "artist space," which is meant to include both live/work space and work space for artists, as both are needed.

Report Overview



I. Recommendations for Strategic Action

The first section of the report offers a list of recommendations and action steps to increase the supply and availability of artist space in the cities of Boston Cambridge and Somerville. These recommendations are organized in the following categories:

- Policy and Legislative Advocacy,
- Information and Technical Assistance,
- Partnerships with Community-based and Commercial Developers,
- Call for Interest for Project Support,
- Examples of Launch projects

II. Listing of Resources for Artists and Developers

Once artists determine they need space to live and work, an understanding of the resources, technical assistance, financing, and possible locations is immediately required. Most artists work unendingly creating and supporting their art. They typically do not have the time or inclination to become experts at real estate development, finance, legal or regulatory issues, or the myriad of other tasks necessary to acquire affordable space. But become experts they do, and most emphasize clearly it is not an effort they wish to repeat.

This report offers the following information to serve as a guide to assist artists and developers in their quest for creation of affordable space living and working:

- Listing of *existing public and private real estate development resources*, sources of funds, and technical assistance
- Summary description of *relevant laws and policies* relating to artist live/work space
- Summary of selected *recent surveys and studies* related to creation of artist space
- Overview of *primary development models* for creation of artist space

III. Identification of Existing and Proposed Artists Space and Project Descriptions

This section includes a listing of existing and proposed artist studios and live/work space, maps, and descriptions of the projects in Boston, Cambridge, and Somerville. Community Partners selected a minimum threshold of four units before projects were included in the lists and maps. This listing of existing and proposed artist projects includes location of the project; a brief description of history, size, financial model for development, and cost; and contact information.

I. Recommendations for Strategic Action



The Boston LINC Working Group initiated this project because of their collective concern that artist space is not being created or preserved at a rate that meets increasing demand. Community Partners recommends a series of action steps that the funders and other key players may adopt to address this concern.

Community Partners' recommendations for action is organized into the following categories:

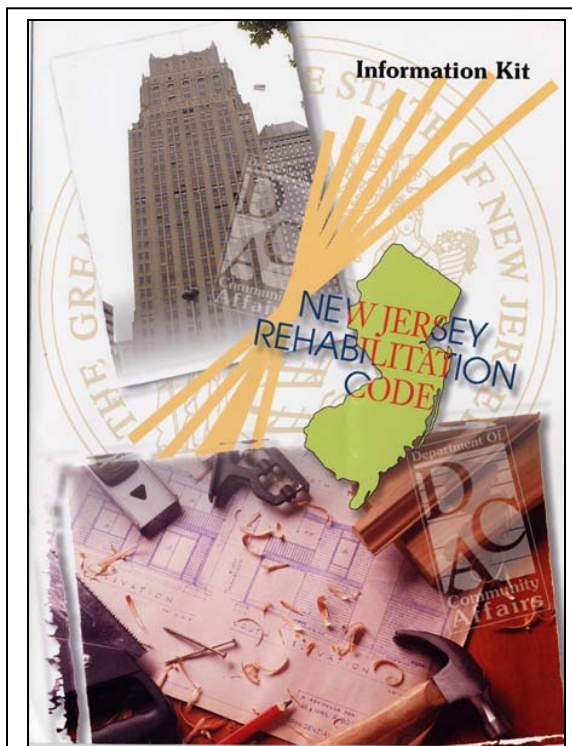
- Policy and Legislative Advocacy
- Information and Technical Assistance
- Partnership with Community-based and Commercial Developers
- Call for Interest for Project Support

The chart at the end of this section summarizes the specific recommendations and suggests key players who may take leadership for implementation. To be most effective, it is essential that the entities involved in implementation view the specific issue as directly meeting the mission of their organization and that they receive direct benefit in being involved. Some recommendations warrant direct leadership and oversight by the specific entities involved; others will be well-served by my modest investment of time or advocacy. The various participants in the Boston LINC Working Group may choose quite different arrays of recommendations to adopt or put forward.

Policy and Legislative Advocacy

Community Partners' analysis of relevant laws and policies for artist space identified a number of opportunities that warrant increased emphasis in creation of artist space. Efforts could be made by members of the Boston LINC group or other partners to make the following options more available or widely known, or to encourage adaptation of these policies for the benefit of artist live and/or work space. For example:²

- *Low-income tax credits* currently are not available in Massachusetts for artist residences which include work space in the same building. LITC in Massachusetts can only be used for residential use. This restriction is not imposed in any other states. Massachusetts is currently the ONLY state that does not allow LITC to be used for artist affordable live/work space. Addressing this issue would allow developers of artist workspace to take advantage of this credit. New York City's recent achievement in this issue could be used as an example.
- The City of Boston imposes *linkage fees* for new projects. Developers must either provide a certain amount of affordable housing or pay a fee in lieu of development for a Neighborhood Housing Trust. Two artists space projects in Boston received funds from this source, and one more is in line for funding. Evaluating the extent to which these funds are available for affordable housing for artists and encouraging such an application of funds would increase the supply of units.
- *Chapter 91 of Massachusetts General Law* allows space in waterfront areas to be "in trust for its citizens" and devoted to "Facilities of Public Accommodation" (FPA). Artists work space can fit within these guidelines. Since application of this legislation is fairly new, artists and developers are not generally aware of its potential. The Clippership Wharf project in East Boston is currently planning on taking advantage of this opportunity (see page 53 for more on Clippership).
- *Zoning regulations* can provide incentives or hinder creation of space for artists to live and work. Some cities offer special districts for artists live/work space, and others do not. Disseminating models of effective zoning legislation and regulations and working with communities that do not offer flexible zoning would be an effective use of advocates' energy. (The zoning regulations for Boston Cambridge and Somerville as it refers to artist space can be found on page 40.)



New Jersey has adopted a special set of building codes for the rehabilitation of older buildings.

- *Building codes* for rehabilitation of older buildings are a deterrent to many developers since these codes do not recognize the unique circumstances that arise in the rehabilitation process in older buildings. Hence, antiquated building codes raise the cost of adaptive reuse. Some states, such as New Jersey and now Rhode Island, are adopting a “rehabilitation sub-code” to address this discrepancy, significantly decreasing the cost of renovating older buildings while still protecting health and life safety. Adapting such a change in Massachusetts would ease the development costs for rehabilitation of buildings for artists use, as well as other purposes.
- *Deed Restrictions* are covenants that can be placed on lease or ownership documents to require in some way that the space be preserved for artists. For example, a new buyer of a property might have to agree that they will only sell to another artist. One way in which the Boston Redevelopment Authority is encouraging the persistence of artist space is by asking artist space developers to place deed restrictions upon units so that they remain in artist hands. Expanding this technique would be useful for other cities in increasing the availability of space for artists.

Recommendation:

- *The arts community joins forces with experts in development*, including the real estate, architecture, and planning community, to educate key decision-makers, legislators, and policy leaders to adapt policy changes and make the above opportunities better known.
- *The arts community serves as an ally and partner in this collaboration rather than take the lead*. Changing policies will require extensive education, outreach, lobbying, meetings, and time.

Information and Technical Assistance



Source: www.agassiz.org

The proposed Maud Morgan Visual Arts Center in Cambridge reflects the benefits of technical expertise and sharing of information on many levels.

Real estate development, finance, law, architecture, planning, engineering, government regulations – all these fields can be overwhelming and intimidating to the uninitiated, and even to those who have been working in the “trenches” for years. Necessary information on funding sources, basic zoning or legal issues, and where to go for expert advice can be time-consuming to gather and absorb. However, once this information is collected, it is fairly easy to disseminate.

The type of information collected as part of this research effort (and others) should be compiled and disseminated through links to various web sites. In addition, existing information bases should be coordinated through the relevant professional disciplines’ websites, as available. Creating a new national, or perhaps regional, website should be undertaken only after a determination is made that an existing well-managed website is not available for adaptation for this purpose.

The type of information that could be available in this web resource could include:

- List of financing and technical assistance resources for artist space
- Summary of existing and proposed artists live/work projects with information such as name and location of project, square footage and number of units, cost and sources of funding, development team, special environmental, zoning, code, or other issues, and lessons learned. Photographs and architectural drawings could be available. (This information would be submitted and updated by the project sponsors, using a standard template for information.)
- Listing of open studios and special events, accessed by geographic location and type of event
- Notice of artist space available for rent or sale, accessed by geographic location
- Links to relevant organizations and agencies
- Link to relevant reports, web sites, other technical information
- Listing of available performance or gallery spaces for rent
- Online chat or online artist forums
- Listing of local community artist meetings

Since information about previously developed projects is important to share in an understandable and organized manner, Community Partners suggests that a “template for artists space” could be used as part of a web database of development information. Proponents would submit data on projects in template form. It would be available for others as model projects, including the names of experienced developers, attorneys, architects, and others who have worked on live/work projects.

Web Database Template for Artist Space Projects	
1.	Name of Project
2.	Location
3.	Type of Entity Creating the Space: (LLC, Limited Equity Coop, etc)
4.	Development Team
a.	Developer
b.	Architect
c.	Contractor
d.	Lawyer
e.	Other
5.	Development Program
a.	Total Square Footage
i.	Work only
ii.	Live/Work
iii.	Shared Work Spaces
iv.	Shared communal spaces
v.	Presentation Spaces
vi.	Other
6.	Development challenges
a.	Environmental remediation/building contamination
b.	Zoning
c.	Building Codes
d.	Financing
e.	Partners
f.	Etc.
7.	Funding
a.	Total Project Cost
b.	Primary Funding Sources
c.	Predevelopment
d.	Acquisition
e.	Construction/Permanent Loans
f.	Pro-Forma example
8.	Lessons Learned
a.	Can this project be replicated?
b.	What lessons can other developers take from this project?

Staffing Artist Space Consultants

One additional subject for consideration for support would be to increase the capacity and commitment of communities to work toward creation of affordable artists space. The City of Boston particularly has taken strong leadership and action in this regard. Boston also has a much larger planning staff than Cambridge or Somerville. While the staff of the City of Somerville and the City of Cambridge and their respective arts councils expressed interest in seeing more space created for artists, they do not have the time or staffing for implementation.

Another useful application of such resources would be to provide targeted and discrete technical assistance services for artists to call upon in their early planning. A consulting expert could be used to help answer early-stage questions before artist groups spend a lot of time and resources going down an incorrect path. (The Massachusetts Council on the Arts and Humanities contracted with Jero Nesson and Rebecca Lee in the late 1980's for just this purpose through the SPACE program as part of the Design and Development Program, and their expertise served artists well.)

LINC or other funds could be used as an incentive for a pilot staffing position to launch partnerships for creation of space in these cities, perhaps in conjunction with city government and the arts councils or related organizations, similar to the effectiveness of the Council's Cultural Economic Program that funded the Cultural Development Officer position located within the Executive Office of Economic Development in the City of Worcester.

Recommendation:

- *Compile and coordinate relevant information and technical assistance resources through existing web sites.* Make this information readily available and advertise its existence effectively.
- *Consider feasibility of developing a specialized national web site for artists space development,* but do not duplicate existing efforts if they are widely available and well done. (A state-wide or a regional web site may be considered, but the boundaries will be blurred quickly. Decide if a national effort is overly ambitious by LINC partners or others or if this effort is feasible.)
- *Consider staffing a technical consultant* available with limited on-call services available to provide technical assistance to developers of artist space.

Partnerships with Community-based and Commercial Developers



Source: BRA

The artist live/work space at 300 Summer St. is a successful example of a partnership between artists and community developers.

Artists becoming developers by default can be an onerous and time-consuming process. Many of the artists interviewed as part of this research emphasized the huge learning curve and amount of time involved in creating their own space and hoped never to have to repeat this experience. (A few, perhaps, may feel empowered by this new set of accomplishments and learn valuable skills in creating, managing, financing, and overseeing complex projects—skills similar to those required by creating art.) The fact remains, however, that every hour spent negotiating the development process is one less hour available for creating art.

In an effort to use the best of an individual or organization's talent and expertise, connections and partnerships should be forged between community-based developers and artists seeking space. The development community has the expertise, experience, and capital needed to create space. The artists offer an automatic market for new space and the energy and creativity to help revitalize communities. In many communities, older space that is not necessarily appropriate for residential or commercial reuse would be ideal for artist live/work space or artists studios. *The key is finding the right set of developers who seek to create affordable space, are able to obtain a fair profit but also recognize the unique space and financial requirements of most artists.*

Community-based developers are likely to meet those requirements. In the past few years, community development corporations (CDCs) recognized the value and impact of creation of artist space. The national membership organization for CDCs, National Congress for Community Economic Development, included artist development as a focus of major workshops in their annual meetings. Local Initiative Support Collaborative is a national network, technical assistance and funding source for community development, and they recognize the benefits, as well. The Massachusetts Association of Community Development Corporations and the New England Foundation for the Arts previously co-sponsored a retreat on arts and community development.

At the same time, Boston has been successful in convincing commercial developers to include artist housing as part of their affordable housing requirement. Many commercial developers are very open to the idea of creating artist housing, and some take serious leadership. For some it might be an education process, however, they can become a powerful ally. What is needed is a facilitator between the arts

community and these commercial developers to connect the artists seeking space to the developers willing to do it for them.

A collaboration with these organizations and developers in terms of identifying projects, serving as a source of technical assistance and funding, identifying interested artist or cultural organizations as tenants or buyers, or launching a pilot project for artist space would be a valuable initiative. Other groups more locally such as the Greater Boston Real Estate Board, New England Women in Real Estate, and MIT's Center for Real Estate could offer technical assistance or perhaps encourage their members to serve as project developers, however their focus typically emphasizes private sector development.

Recommendation:

- *Create a partnership with a community-based development organization, such as LISC or a consortium of CDCs and commercial developers, to launch a pilot project on development of artist space. This partnership could involve direct technical assistance, forging connections between artists seeking space and potential developers, funding, and/or actual real estate development of specific projects.*

Call for Interest for Project Support

As requested by Boston LINC, a conscientious effort was made to identify examples of emerging “launch” artist space projects for possible support; these examples are listed in the following section. Since many projects may be in their early infancy stage and not easily identified, this list of necessity is incomplete.

To be more inclusive and give artists and developers the opportunity to make their needs known, a limited Request for Proposals or Call for Interest may be a better use of resources. If the funding amount is \$250,000 or more, then a RFP with limited bureaucratic requirements is recommended to identify appropriate artists projects deserving of support.



Source: BRA

Defining the parameters of such an RFP will be important for the process to work effectively and for the funds to be targeted to their greatest use. Any sponsor of such an RFP should consider the following:

- *Funds could be targeted toward the early stage development costs that are always the most difficult to fund.* Artists and community-based developers typically require resources in the earliest phase of a project, so the funds may best be used for financial feasibility studies, coordination with other artists and developers, preliminary design and engineering analyses, addressing key zoning, planning, or other related issues, or other such technical assistance issues.
- *If a funding program is launched, matching funds should be required as part of this process.* Requiring that a developer of artist space have matching funds will provide greater assurance that the applicant is committed to its success.
- In addition, the *applicant should demonstrate evidence that they have thought through carefully their goals* and approach to completing the initiative, and that they can articulate the anticipated results or implications of the proposed project.

As the next section of examples of “launch projects” indicates, there are many areas of need in the development process.

Recommendation:

- *Consider a Request for Proposals process* encouraging wider outreach in the artists and community-development network to fund early-stage feasibility work leading to creation of affordable artist space.

Examples of Launch Projects

As part of Community Partners' research, we were asked to identify three to five potential "launch projects" in Cambridge, Somerville and Boston as examples of projects that were in the early planning stages and may be appropriate for further funding or support. If a decision is made to support selected launch projects, *the funders should be clear about use of funds and how funds will make a strategic difference in implementation.* Funds probably will be used most effectively for early-stage development and feasibility analysis.

We have grouped the following projects by area of need in order to gain a greater understanding of the type of assistance that is needed.

Categories of Need of the Launch Projects:

Advocacy and facilitation: These projects are in their earliest phase, most are essentially the idea that a site or building might be an opportunity to create artist space. Typically the action needed here is for attention to be drawn to the opportunity and for the right political forces to be set in motion. Funding could possibly be used for early stage planning, community outreach, legal, and technical assistance.

Pre-development assistance: Projects typically are most in need of funding in the early stages of development. Project proponents need assistance in determining financial feasibility, if the building is appropriate for redevelopment, early-stage legal or planning assistance to sort through zoning or legal requirements, architectural plans, and other such purposes. Often artists need temporary loans of funds to secure a deposit on a building. Some organizations have programs just for these purposes (MassDevelopment and Local Initiatives Support Corporation, for example), but additional assistance is needed.

Development Funding: Some projects are through the planning stages and are looking to expand or renovate an artist space development. Here financial assistance would go either towards "gap" financing for the project (i.e. cover costs before construction begins) or directly toward the constructions costs of development to make the overall project costs financially feasible.

Advocacy and Facilitation

North Point (Cambridge): The North Point project is a 47 acre site on an old rail yard behind the Lechmere station that Spaulding and Slye, Inc. is developing into over seven million square feet of residential, office/lab, and retail space. With 21 buildings planned, this site may be an opportunity for creation of artist space. An artist incubator, or perhaps an incubator targeted for artists working in technology, might be appropriate given the proximity of university expertise in the area. A partnership would need to be made with the developer and a group of artists for such a project.

Longfellow School on Broadway Street(Cambridge): With the consolidation of the Cambridge school system, two old school buildings were shuttered in this last year. One of these is the Longfellow School. The Cambridge Arts Council has informally proposed that this building be converted into a mixed use building of the arts,

including artist work space (it is not zoned for live space) and some gallery/performance space.

The Armory(Somerville): The Armory Building is available for reuse, but it needs to go through a community process to determine reuse. The Somerville Arts Council is considering use of the space for a cultural center, so that project may not fit the guidelines for our purposes.

Pre-Development Assistance

Commercial Building Lease Opportunity(Somerville): Matt Pearson, an artist in Somerville, is working with 25 artists to renovate a commercial building for artist studios. The model they propose is that a limited liability corporation would be formed in which artists would offer initial capital investment of a relatively limited basis to secure a long-term lease on a building and perform construction work. The artists would then make regular lease payments. They are seeking space for this project since the building they recently almost leased was sold to a higher bidder.

Massachusetts College of Art (Boston): Massachusetts College of Art, as part of its strategic planning process, is considering phase II of their student housing development that recently was completed. MassArt is contemplating combining two floors of student housing with an additional two floors of housing for live/work space for emerging artists, not necessarily just for graduates of the university. This project is in its earliest stages, and a decision has not yet been made to move forward. It could be an extremely interesting model of providing housing and work space for artists, enabling artists to serve as role models for art students, and involving universities in creation of additional space for artists to live and work. It may be too early to determine an appropriate LINC role, but this example is worth following.

The Boston Musicians Association (Boston): The BMA, the largest union in the area for 1,800 musicians, is in the very earliest stages of planning a facility for musicians to live, work, practice, and perform. They have not yet identified a location, size requirements, facility or funding, but their goal is affordable space for anywhere from 40 to 200 units for musicians to live and work, in addition to a central feature of a 800 to 1,000 seat rehearsal and concert hall. They also envision this facility being a home to the many free-lance music organizations that are located all over the area, space for small music businesses such as harpsichord makers, and other shops, and a draw for music activity for the region. The Boston Musicians Association would also relocate to this space. They prefer to be located in the Boston area, be near transportation, and have help identifying the right space. The project would require extensive fundraising.

Development Funding

86 Joy Street(Somerville): 86 Joy Street near Brickbottom contains two small artist spaces now, but the building is large and can accommodate many more units. The building manager, Louise Maxwell, is interested in expanding this project. This project is in its early stages, and more information should be collected.

Jorge Hernandez Expansion(Boston): Inquilinos Boricuas en Accion, a CDC in the South End of Boston, plans to expand the Jorge Hernandez Cultural Center into performing arts center, gallery space, studios for dance, theater, and music, and artist studios. The project was planned to open in November but at one point it was

delayed due to lack of funding. The opening is being planned, but the project may warrant further financial assistance.

77 Terrace Street (Boston): The proposed artists space project at 77 Terrace Street in Mission Hill would be developed by Jim Newton and Sean Clark and create 25 live/work spaces. The following groups expressed an interest in being involved: Boston Cyberarts Festival, Howard Yezerski Gallery, Tim Welsh to create a small gallery, and possibly Mobius and Simeon Bruner Architects. They are awaiting approval by the city in being the developer of this project. Some units would be for sale, others for rent. Community opposition has delayed city approval of this project, even though it meets all zoning requirements, according to Newton. This project is an interesting model of mixed-use for artists, but community support is important. It is also unclear what role is needed by the Boston LINC consortium, at this point – advocacy or construction finance.

Hibernian Hall (Boston): This building in Dudley Square is proposed to be the permanent home for ACT Roxbury's cultural and art programs. It will feature a cooperative storefront gallery supporting Roxbury artists, and studio and office space for arts-related businesses and educational organizations. The project is in need of development funding.

Implementation

To make these recommendations take place, a variety of players will need to be involved. The Boston LINC Working Group is the obvious source for direct action and leadership, but they cannot do it alone. The chart on the following page suggests the range of participants and leaders critical to the success of each endeavor.

LEADERSHIP FOR ACTION FOR CREATION OF ARTISTS SPACE (*)					
RECOMMENDATION:	Local	State	Regional	National	Other
Policy and Legislative Action:					
Advocacy for low income tax credits for artists space in Massachusetts	BRA, other city leaders, local funders	MCC, MAASH	NEFA, Creative Economy Initiative		Real estate community and artists, Lawyers for the Arts, housing advocates
Application of linkage fees	BRA, Other cities	MCC			Real estate community, community advocates
Advocacy for use of Chapter 91 for artist space	BRA, Other cities	MCC			Real estate community, arts community, waterfront and open space advocates
Advocacy and expansion of zoning laws for wider use for artists space	BRA, Cambridge and Somerville arts councils and local government		Creative Economy Initiative	LINC	Real estate community and artists, planners, Lawyers for the Arts
Building Codes - creation of "rehabilitation sub-code"	Local governments, planning and historic preservation commissions	Mass. Historical Commission, MCC			Real estate and design communities, historic preservation advocates,
Use of deed restrictions	Arts councils and local governments				Real estate community, planners, attorneys
Information and Technical Assistance:					
Compiling and coordinating relevant information and technical assistance resources through existing web sites	Relevant arts organizations and local funders	MCC	NEFA	LINC, NEA, other national organizations	Organizations with compatible web sites; potential users, artists
Considering feasibility of developing a specialized national web site for artists space development	Relevant arts organizations and local funders	MCC	NEFA	LINC, NEA, other national organizations	Organizations with compatible web sites; potential users, artists
Staffing an artist space technical consultant	Cambridge and Somerville Arts Councils and/or local governments	MCC	NEFA		Relevant funders, people with specialized expertise
Partnerships with Developers:					
Creating a partnership or collaboration with a community-based development organization, CDCs, LISC, and/or commercial developers	BRA, Cambridge and Somerville arts councils and cities	State development agencies	Creative Economy Initiative	LISC, National Council for Community Economic Dev., or other relevant organizations	Community-based or private developers; national, regional, or local development organizations; relevant neighborhood groups and developers
Requests for Proposals for Project Support:					
Creating a Request for Proposals for supporting creation of artists space	Local governments and relevant local organizations	MCC	NEFA	LINC	Relevant funders and participating groups responding to RFP

(*) Note: Possible participants are suggested for each recommendation, but ultimate responsibility for leadership or participation must be determined after careful review of all alternatives, degree to which each recommendation meets the goals and mission of the organization, and priority for action for all entities.

II. Resources for Artists and Developers

Real Estate Development Resources

The following list of real estate development resources highlights organizations that provide development financing and technical assistance for artists and. Although comprehensive, this list may not be exhaustive. In seeking to develop space for artists, experts such as development consultants, nonprofit development partners, accountants, attorneys, financial experts, or others will be critical allies.

The organizations listed here offer many other programs in addition to the ones listed below, but the information provided in this report highlights programs suitable in the creation of artist space.

Summary List of Real Estate Development Sources

Government and Nonprofit Organizations

- Boston Redevelopment Authority (BRA)
- Department of Neighborhood Development (DND)
- Citizens Housing and Planning Association (CHAPA)
- Community Economic Development Assistance Corporation (CEDAC)
- Institute for Community Economics
- Local Initiative Support Corporation (LISC)
- Massachusetts Association of Community Development Corporations (MACDC)
- Massachusetts Development Finance Agency
- Massachusetts Housing Alliance (MAHA)
- Massachusetts Housing Finance Agency (MassHousing)
- Massachusetts Housing Partnership
- Massachusetts Non-Profit Housing Association
- Non-Profit Facilities Fund

Federal Funding Sources

- Low-Income Housing Tax Credit (LIHTC)
- Community Development Block Grants (CDBG)
- New Markets Tax Credit (NMTC)

State Funding Sources

- Commonwealth of Massachusetts Affordable Housing Trust Fund
- Commonwealth of Massachusetts HOME funds
- Brownfields Redevelopment Fund
- The Housing Innovations Fund (HIF)

City Funding Sources

- City of Boston Linkage Funds
- Boston Industrial Development Financing Authority (BIDFA)
- The Boston Local Development Corporation (BLDC)

Private Sector Funding Sources

- Massachusetts Housing Partnership
- Boston Community Capital
- Federal Home Loan Bank of Boston
- National Cooperative Bank and NCB Development Corporation

Government and Nonprofit Organizations

Boston Redevelopment Authority (BRA)

<http://www.cityofboston.gov/bra/default.asp>

Organization Description: As the City of Boston's development and planning agency, the BRA is responsible for the redevelopment and economic development activities within the city. The BRA's Economic Development Department has recently played an extremely active role in supporting the creation of artist space, and has spearheaded an artist survey and artist certification process to ensure that artist live/work space goes to practicing artists.

Contact Information:

Phone: 617-722-4300

Address: One City Hall Square; Boston, MA 02201

Email : Heidi.Burbidge.BRA@ci.boston.ma.us

Heidi Burbidge, Senior Project Manager – Creative Space Initiative

Financial Services Provided

The Boston Industrial Development Financing Authority (BIDFA) and the Boston Local Development Corporation (BLDC) provide public financing for the City. Please see "City Funding Sources" for more details.

Technical Assistance Provided

The BRA provides technical assistance on a variety of issues related to the development of real property.

Other Services Provided

Artist Certification – The BRA has developed an artist certification process that will allow certified artist to occupy dedicated artist space.

Artist Survey and Database – A survey with results from over 2,000 local area artists is available for review.

The BRA sometimes also has opportunity to provide land and/or buildings for sale to development projects. The BRA offers advocacy, education, community planning. It can also employ legal mechanisms (e.g. deed restrictions) to preserve artist space.

Department of Neighborhood Development

www.cityofboston.gov/dnd

Organization Description: The mission of the Department of Neighborhood Development is "to make Boston the most livable city in the nation by working with communities to build strong neighborhoods through the strategic investment of public resources." To achieve its mission, DND provides services and programs through five operating divisions: Neighborhood Housing Development, Business Development, Homeowners Services, Homebuyer Assistance, and Real Estate Management and Sales. DND's Neighborhood Housing Development division has been working with several artist groups in the development of long-term affordable housing dedicated to artist live/work use.

Contact Information:

Phone: 617-635-3880

Address: 26 Court Street, Boston, MA 02108

Email: MMoran.dnd@ci.boston.ma.us

Mary Moran, Operations Manager

Financial Services Provided

DND provides subsidy financing through HOME, CDBG, and other local funding sources. DND also provides commercial loans for artist workspace.

Technical Assistance Provided

DND's services include homebuyer and homeowner assistance, as well as development assistance through financial, design, and construction support.

Citizens Housing and Planning Association (CHAPA)

www.chapa.org

Organization Description: CHAPA is a non-profit umbrella organization for affordable housing and community development activities throughout the state. CHAPA supports the development of affordable housing and community development through advocacy at the federal, state and local levels, research, education and training for organizations and individuals. While CHAPA does not provide development funding, it is an excellent resource for up to date information on affordable housing resources.

Contact Information:

Phone: 617-727-3668

Address: 18 Tremont Street, Suite 401; Boston, MA 02108

Financial Services Provided - none

Technical Assistance Provided - none

Other Services Provided

- Advocacy
- Research
- Homebuyer/Homeowner Education

Community Economic Development Assistance Corporation (CEDAC)

www.cedac.org

Organization Description: CEDAC provides technical assistance and financial support to non-profit development organizations at the earliest stages of project development.

Contact Information:

Phone: 617-727-5944

Address: 18 Tremont Street, Suite 1020; Boston, MA 02108

Email: cdac@cdac.org

Financial Services Provided

Predevelopment Seed Funding – Funds to cover a developer's start-up expenses of gaining site control, analyzing a project's feasibility, and performing initial architectural and engineering studies. If a project proves feasible, CEDAC increases its loan amount to help developers prepare the financing and subsidy applications, and secure the regulatory approvals, that will make the project a reality.

Technical Assistance Provided

Expert Technical Assistance – CEDAC staff can offer borrowers the knowledge necessary to find their way through the complicated maze of assembling financing and bringing affordable housing projects to fruition. CEDAC staff can help assess the feasibility of a project, develop strategies about alternative development programs for a site, and advise on applicable state and federal programs.

Other Services Provided

Loan underwriting – CEDAC underwrites two Department of Housing and Community Development's (DHCD) loan programs, including The Housing Innovations Fund (HIF), which supports limited equity cooperatives, single-room occupancy housing, housing for special needs populations, and other innovative projects.

Institute for Community Economics

www.iceclt.org

Organization Description: ICE is a national organization that provides technical assistance, financial support, and advocate to a national network of community land trusts and other locally controlled organizations for permanently affordable housing and community economic development.

Contact Information:

Phone: 413-746-8660

Address: 57 School Street, Springfield, MA 01105

Email: info@iceclt.org

Financial Services Provided

Revolving Loan Fund (RLF) – Provides funding to limited equity cooperatives, community land trusts and community-based nonprofit housing organizations for land acquisition and the acquisition, construction and rehabilitation of housing. Recent loans range from \$5,000 to \$500,000.

Technical Assistance Provided

Technical Assistance Program – Provides assistance in the creation of community land trusts and in the planning of their various housing and development initiatives.

Other Services Provided

- *Publication resources* - A resource for technical publications and manuals on a variety of affordable housing and community development issues.
- Training Service

Local Initiative Support Corporation (LISC)

<http://www.liscnet.org/>

Organization Description: LISC provides capital, technical expertise, training and information in the form of grants, loans and equity investments to Community Development Corporations (CDCs) for neighborhood redevelopment. LISC-supported projects aid in the creation of affordable housing, commercial industrial and community facilities, businesses and jobs. LISC offices around the country provide different forms of financing. For the most up to date information, contact your local LISC office. This list covers the resources available to both affordable housing projects (residential) and economic development projects (non-residential) run by the Boston office.

Contact Information:

Boston Office, Mathew Thall, Senior Program Director

Phone: (617) 338-0411

Address: 95 Berkeley Street, Suite 202; Boston, MA 02116

Financial Services Provided

- Predevelopment Financing
 - a. *Exploratory Recoverable Grants* - A small recoverable grant of up to \$7,500 for CDCs to explore the feasibility of a project and/or develop a pre-development and total development cost budget.
 - b. *Recoverable Grant*— A grant for up to \$100,000 for projects to move out of the exploratory, high risk phase towards the establishment of project feasibility and the ability to secure loans. If the project is developed, LISC is repaid.
 - c. *Pre-Development Loan*—Pre-development loans are determined by the amount necessary to cover the expenses incurred between the last occurring critical feasibility milestone and the closing of construction loan financing.
- Construction Loans/Permanent Loans
- Equity Investments

- a. *National Equity Fund* – An affiliate of LISC located in Chicago, NEF, Inc. works with banks, insurance companies and corporations to provide funding for housing projects, including single- and multi-family projects, special needs developments, public housing revitalization and historic rehabs. For more information please see: <http://www.nefinc.org/>
- b. *"Equity-Like" Investments* - LISC will consider making equity-like investments, for terms of between 5 and 12 years for certain non-residential projects that have a financing gap after public sector grants and other subordinate debt has been provided.

Technical Assistance Provided

- On-Site Training and Technical Assistance
- Training Workshops

Other Services Provided (primarily by national office)

- Conferences
- Publications, articles & reports, including on-line case studies.
- Listings of non-LISC funding opportunities

Massachusetts Association of Community Development Corporations

(MACDC) www.macdc.org

Organization Description: MACDC engages in a range of activities in support of the state's Community Development Corporations (CDCs), including public policy and advocacy, creating connections between CDCs and private sector funding sources, assistance with capacity building and promoting the work of CDCs in Massachusetts.

Contact Information:

Phone: 617-426-0303

Address: 99 Chauncy St.; Boston, MA 02111

Email: macdc@macdc.org

Financial Services Provided - none

Technical Assistance Provided - none

Other Services Provided

- Advocacy for public policy and from private institutions
- Capacity building for CDCs
- Education about CDCs

Massachusetts Development Finance Agency

www.massdevelopment.com

Organization Description: MassDevelopment works closely with communities on projects that advance the goals of job creation and community development.

Contact Information:

Phone: 617-451-2477

Address 75 Federal Street, Boston, MA

Financial Services Provided

- Acquisition and Construction/Permanent Loans
 - a) *Tax-Exempt Bonds* — Used to purchase, renovate, or construct facilities. Bondholders pay no federal or state taxes on interest earned, resulting in lower interest rates and longer terms.
 - b) *Real Estate Loans* — Provide borrowers with access to up to \$3 million for facility acquisition, renovation, construction, and permanent financing.
 - c) *Taxable Bonds* — Offer borrowers access to capital markets for industrial and commercial real estate projects.

- d) *Capital Financing 501* — Provides short-term, tax-exempt commercial paper financing that can be borrowed and repaid as needed. The one-application process streamlines subsequent loan closings.
- Predevelopment Technical Assistance Grants: Mass Development will provide small grants to assist in predevelopment (i.e. architectural plans, consulting). If the project does not move forward, the grant does not have to be repaid. If the project does move forward, the grant must be repaid in full (no interest) upon the first financing of the project from any source.

Technical Assistance Provided

MassDevelopment provides a wide range of services to help manage the real estate development process, from working to create community consensus to helping navigate the permitting and approvals process.

Other Services Provided

- Guarantees: Secure a portion of a private real estate loan, providing lenders with incentives to extend credit.
- Brownfields Redevelopment Fund - Brownfields Site Assessment: Interest-free financing of up to \$50,000 is available per project for environmental site assessment. Site assessments are unsecured with no interest charged.
- Brownfields Remediation Loan - Financing of up to \$500,000 is available for environmental clean-up. Loan terms are flexible and determined on a case-by-case basis. The remediation must be part of a redevelopment project.

Massachusetts Housing Alliance (MAHA)

www.mahahome.org

Organization Description: MAHA is a statewide non-profit coalition that works to increase public and private sector investment in affordable housing.

Contact Information:

Phone: 617-822-9100

Address: 1803 Dorchester Ave; Dorchester, MA 02124

Email: info@mahahome.org

Financial Services Provided - none

Technical Assistance Provided - none

Other Services Provided

- Advocacy
- Research
- Homebuyer/homeowner Education

Massachusetts Housing Finance Agency (MassHousing)

<http://www.masshousing.com/>

Organization Description: MassHousing functions as the state's affordable housing bank and supports rental and home ownership opportunities for low- and moderate-income residents. MassHousing has three major lines of business --Rental Development, Rental Management, and Home Ownership. Each of these business areas provides mortgage programs to build new rental housing, refinance and preserve existing rental developments and create home ownership opportunities for the first-time buyer. MassHousing also oversees the distribution of the state's Affordable Housing Trust Fund.

Contact Information:

Phone: 617-854-1000

Address: One Beacon Street; Boston MA 02108-3110

Email: Information@masshousing.com

Financial Services Provided

- *Bridge Loan Financing* — Low-interest bridge financing allows developers to access the majority of tax credit equity during construction, rather than over a 2-7 year period, which is typical.
- *Mortgage Products* – Includes a variety of mortgage products including programs targeted at 1st time homebuyers and programs focusing on the rehabilitation of 1-4 family properties.

Technical Assistance Provided

- Training
- Conferences
- Newsletters
- Workshops

Other Services Provided

Masshousing Website – The website provides numerous links to affordable housing resources.

Massachusetts Housing Partnership

www.mhp.net

Organization Description: The Massachusetts Housing Partnership (MHP) is a self-supporting state agency that provides financing and technical support services for the development and preservation of affordable housing.

Contact Information:

Phone: 617-338-7868 or 1-877-MHP-FUND

Address: 2 Oliver Street; Boston, MA 02109

Financial Services Provided

- *Pre-Development Fund* – Funding of up to \$50,000 is available for highly feasible projects. The funding is intended to bridge development costs prior to a construction loan closing.
- *Construction/permanent loans*

Technical Assistance Provided

- *Technical Assistance Fund (TA Fund)* - Provides guidance on project feasibility and pre-development technical questions. Payment for services rendered is contingent on the development of the property in question.
- *Intensive Community Support Team* – Two staff members dedicate full time services to providing in-depth assistance on a variety of affordable housing issues. Services are provided to both public and private entities.

Other Services Provided

Technical Assistance for 40B projects. However, because Boston, Cambridge and Somerville have more than 10% affordable housing stock, they are not eligible for this program.

Massachusetts Non-Profit Housing Association

<http://www.haconcapecod.org/mnpha/>

Organization Description: The MNPHA network is an umbrella organization for nine regional nonprofit housing groups who deliver a variety of housing and services to low- and moderate- income people in Massachusetts. Programs offered by each member vary with regional needs.

Contact Information

Phone: 617-423-1892

e-mail: lynne.johnson@nffusa.org Lynne Johnson, Program Associate

Financial Services Provided – depends on nonprofit housing group member

Technical Assistance Provided – depends on member

Other Services Provided – depends on member

Metropolitan Boston Housing Partnership

www.mbhp.org

Organization Description: A member of the Massachusetts Non-Profit Housing Association, the MBHP serves the Boston region, providing technical and financial services, including Section 8 vouchers.

Contact Information

Address: 125 Lincoln Street; Boston, MA 02111

Phone: 617-859-0400

E-mail: info@mbhp.org

Financial Services Provided

- *Small Buildings Loan program* – In partnership with Citizen’s Bank, this loan provides capital to Section 8 property owners for help with small scale rehabilitation, refinancing, and the acquisition of smaller rental properties. To date the program has provided about twenty loans, totaling approximately \$2.1 million.
- *Property Insurance Program* – In partnership with Atlantic General Insurance Agency, this program helps lower the cost property and liability insurance.
- *Low-interest state loan program* – Provides individual property owners with loans to make their homes accessible to elderly and disabled family members.

Technical Assistance Provided

- *Technical Assistance* - Provides assistance in preliminary construction cost estimating, feasibility analysis, and partnering advice.
- *Project Based Section 8 Vouchers* - working with the state’s Department of Housing and Community Development to convert some Section 8 rental assistance vouchers in low-poverty areas to project-based properties. the past two years, we have provided 16 loans.

Other Services Provided

- Workshops – MBHP provides educational workshops to property owners and tenants.

Non-Profit Facilities Fund

www.nonprofitfinancefund.org

Organization Description: Nonprofit Finance Fund (NFF) provides financial and advisory services to nonprofits, including loans for new construction, leasehold improvements and relocation in eight regional markets around the country. The Massachusetts NFF is located in Boston.

Contact Information

Address: 95 Berkeley Street, Suite 410; Boston, MA 02116

Phone: 617-423-1892

e-mail: lynne.johnson@nffusa.org

Lynne Johnson, Program Associate

Financial Services Provided

- *Loans* – Provides funding for acquisition, new construction, renovation, relocation, and equipment needs.
- *Bridge loans* – Provide capital for anticipated funding commitments.

Technical Assistance Provided

Nonprofit Business Analysis - Assesses the finances, programs, and business models of nonprofit organizations, and evaluates their readiness for change, including moving, renovating space, growing, downsizing, or receiving a grant or loan.

Other Services Provided

- *Building for the Future™* - This program combines technical assistance with matching grants to help organizations build capacity and develop assets.
- *Workshops* – NFF provides workshops on real estate decision making and financing and funding, among other topics.
- *Planning Guides* – On-line guides that include real estate glossaries, advice on facilities projects and moving spaces.
- *Planning Grants* – Grants of up to \$10,000, available by invitation only, provide funding to secure specific pieces of information during the project planning process.

Federal Funding Sources

Low-Income Housing Tax Credit (LIHTC)

Description: In Massachusetts, the Department of Housing and Community Development (DHCD) is responsible for administering the LIHTC Program. DHCD typically holds bi-annual competitive scoring rounds in which projects are ranked and awarded credits on the basis of the state's criteria. The credit provides a dollar-for-dollar credit against the federal income tax based on the amount of money invested in low- to middle- income rental units. The tax credit is limited to a 10-year duration. As a result, the property must remain under original ownership for the duration of 10 years in order for the owner to benefit from the use of the credit. In Massachusetts, dedicated artist live/work units have historically been denied the LIHTC as a matter of public policy. However, other states do allow the use of LIHTC for the creation of artist space.

Contact Information:

Massachusetts Department of Housing and Community Development
One Congress Street, 10th Floor
Boston, MA 02114
617-727-7824

Community Development Block Grants (CDBG)

Description: Community Development Block Grants are federal grants distributed by the Department of Housing and Urban Development to support neighborhood revitalization through housing and economic development activity. In Massachusetts, these grants are distributed by the Department of Housing and Community Development according to criteria outlined in the Commonwealth's Five Year Consolidated Plan. The 2003 Plan indicates that funding is available for the following activities:

- a. Planning;
- b. Housing rehabilitation and creation of affordable housing;
- c. Economic development projects which create and/or retain jobs including awards to existing regional entities for regional economic development loan funds;
- d. Efforts directed toward rehabilitation and stabilization of existing neighborhoods, commercial areas and downtowns;
- e. Infrastructure;
- f. Construction and/or rehabilitation of community facilities; and
- g. Public social services.

Contact Information:

Massachusetts Department of Housing and Community Development
Mass CDBG
One Congress Street, 10th Floor
Boston, MA 02114
617-727-7001, ext. 446

New Markets Tax Credit (NMTC)

Description: The New Markets Tax Credit program, a federal tax incentive, was established in 2000 encourage investment in businesses and other qualified activities in underserved low-income communities. The credit provided to the investor totals 39% of the cost of the investment in projects that include a commercial component and is claimed over a seven-year credit allowance period. NMTCs will be allocated annually by the Treasury to designated Community Development Entities (CDEs) under a competitive application process. CDEs are then allowed to sell credits to investors.

Contact Information: In Massachusetts, there are 32 Community Development Entities that sell credits, 18 of which are in Boston, Cambridge or Somerville. For more information on these CDE's, see:

<http://www.cdfifund.gov/awardees/pdf/states/massachusetts.pdf>

Massachusetts Housing Investment Corporation is currently the only agency eligible.

Located at: 70 Federal Street Boston, MA 02110

State Funding Sources

Commonwealth of Massachusetts Affordable Housing Trust Fund

Description: The Massachusetts Affordable Housing Trust Fund (AHTF) is designed to provide resources to create or preserve affordable housing throughout the state for households whose incomes are not more than 110% of median income, as determined by the U.S. Department of Housing and Urban Development (HUD). The AHTF is funded at \$20,000,000 per year for five years (State Fiscal Years 2001 - 2005) from the state's General Fund and is not subject to on-going appropriations. The Affordable Housing Trust Fund is sited within the state's Department of Housing and Community Development (DHCD) managed by the Massachusetts Housing Finance Agency (MassHousing)

Contact Information:

Massachusetts Housing Finance Agency
One Beacon Street
Boston MA 02108-3110
617-854-1000; <http://www.masshousing.com/>

Commonwealth of Massachusetts HOME funds

Description: HOME funds support the acquisition and/or rehabilitation of existing structures, including distressed or failed properties, and new construction of homeownership projects.

Contact Information:

Department of Housing and Community Development
One Congress Street, 10th Floor
Boston, MA 02114; <http://www.state.ma.us/dhcd/>

Brownfields Redevelopment Fund

Description: Provides financing for environmental site assessments and remediation for redevelopment projects. Site assessments are unsecured with no interest charged.

Contact Information:

Mass Development
75 Federal Street
Boston, MA
617-451-2477; www.massdevelopment.com

The Housing Innovations Fund (HIF)

Description: Supports limited equity cooperatives, single-room occupancy housing, housing for special needs populations, and other innovative projects by non-profit developers. Applications for funding must be submitted to both DHCD and CEDAC for consideration.

Contact Information

- a. Department of Housing and Community Development
One Congress Street, 10th Floor
Boston, MA 02114
http://www.state.ma.us/dhcd/publications/fact_sheets/hif.pdf
- b. Community Economic Development Assistance Corporation (CEDAC)
18 Tremont Street, Suite 1020
Boston, MA 02108
617-727-5944
<http://www.cedac.org/housing.html#affordable>

City Funding Sources

City of Boston Linkage Funds

Description: Linkage is a finance mechanism that can be used by cities to balance large-scale commercial development with needed residential construction. The City of Boston's linkage program is a fee exacted by the Boston Redevelopment Authority from all new non-residential uses exceeding 100,000 square feet and requiring zoning relief, including expansion and rehabilitation projects. The linkage requirement can be fulfilled with a cash payment or through direct creation of housing or a job-training program. All cash payments are received by the Neighborhood Housing Trust or the Neighborhood Jobs Trust for distribution. Similar to linkage are individual development agreements that can be negotiated with private developers requiring them to contribute to affordable housing or artist space developments.

Linkage funds can be accessed in two ways. The first is through the Neighborhood Housing Trust funds administered by the Department of Neighborhood Development. The second is for housing creation projects that receive direct funding from commercial development projects and are administered by the Boston Redevelopment Authority. Three artist housing projects have linkage funds appropriated to them currently in the City of Boston. The funds can be used for any part of the development process.

Contact Information

- a. *Department of Neighborhood Development*
Address: 26 Court St. Boston, MA 02108
617.635.3880
Fax: 617.635.0561
E-mail: NDevelopment@ci.boston.ma.us
<http://www.ci.boston.ma.us/dnd/default.asp>
- b. *Boston Redevelopment Authority–Office of Community Development*
Address: One City Hall Square; Boston, MA 02201
617-772-4300
fax: 617-248-1937

Department of Neighborhood Development

www.cityofboston.gov/dnd

Description: DND awards its development subsidy through competitive funding NOFAs (Notice of Funding Availability). These are for both homeownership and rental projects. Awards are typically capped at \$50,000 per affordable unit or \$750,000 per project. Applicants are expected to apply to the state's Department of Housing and Community Development for matching funds. Funding sources can include HOME, Community Development Block Grant (CDBG), Housing Opportunities for People With Aids (HOPWA), and other local funding sources.

Contact Information

Phone: 617-635-3880
Address: 26 Court Street, Boston, MA 02108
Email: TGallagher.dnd@ci.boston.ma.us
Theresa Gallagher, Senior Development Officer

Boston Industrial Development Financing Authority (BIDFA)

Description: BIDFA is administered by the BRA and provides a few funding options. These include:

- *Tax-Exempt Bonds for Non-Profit Institutions* - Bond may be applied to construction and renovation projects, such as research and development facilities, medical diagnostic imaging facilities, museums, continuing care facilities, nursing or convalescent homes, academic facilities, and other institutional uses.
- *Tax-Exempt Industrial Development Bonds (IDB's)* - Tax-exempt industrial development bonds (IDB's) are issued to acquire land and construct new facilities, expand/renovate existing facilities or purchase new equipment. Projects eligible for tax-exempt financing are manufacturing facilities that create tangible products, cogeneration or small power facilities for the local furnishing of energy or gas and solid waste/resource recovery facilities. These projects often have a strong job creation/retention component.
- *Tax-Exempt Enterprise Zone Facility Bonds (EZ Bonds)* - Tax-exempt enterprise zone facility bonds (EZ Bonds) can be used by a qualified business to finance the cost of commercial, retail or similar facility used by the borrower. The borrower must be an "Enterprise Zone" business, and 95% of the proceeds from the bond issue must be used to finance "qualified zone property."
- *Taxable Bonds* - Taxable Bonds are issued for industrial and commercial enterprises and for institutional projects not used by 501 (c) (3) organizations. The interest on these bonds is not exempt from federal taxes.

Contact Information:

Frank Tocci
Deputy Director for Financial Services
frank.tocci.BRA@ci.boston.ma.us
617-541-2691

The Boston Local Development Corporation (BLDC)

Description: The BLDC is a private 501(C) (3) non-profit corporation administered by staff of the Boston Redevelopment Authority of the City of Boston. It provides loans of up to \$150,000 for businesses in, or relocating to, the City of Boston. These loans can be used when buying a new business property, purchasing equipment and machinery, constructing an addition to an existing plant, making leasehold improvements or providing working capital to grow your business.

Contact Information:

William P. Nickerson
Senior Finance Manager
william.nickerson.bra@ci.boston.ma.us
617-541-2692

Private Sector Funding Sources

Massachusetts Housing Partnership

www.mhp.net

Organization Description: The Massachusetts Housing Partnership (MHP) is a quasi-public state agency governed by a seven-member board appointed by the Governor. MHP provides long-term loans for affordable housing and neighborhood development. MHP provides communities, local housing partnerships, and nonprofit and for-profit developers with technical assistance and below-market financing to create rental housing and homeownership opportunities to revitalize and stabilize neighborhoods.

Contact Information

Phone: 617-338-7868

Address: 2 Oliver St.; Boston, MA 02109

Financial Services Provided

- *Acquisition/Refinance* - MHP permanent loans can be used to purchase or refinance existing debt on rental property, with or without minor renovations.
- *Construction Loans* - Loans are available for new construction and projects involving moderate or substantial renovation. The program is run in conjunction with the Massachusetts Housing Investment Corp. (MHIC).
- *Permanent Financing* - MHP offers long-term, fixed-rate financing for projects of five units or more. Loans range from \$100,000 (when components of with larger community development plans) to \$9 million. A percentage of the units in a project must be rented to income-eligible residents at affordable rents as defined by the U.S. Department of Housing and Urban Development.

Technical Assistance Provided

- *Technical Assistance* - Development advice and professional services that provide quick answers during the early stages of development. Awards customarily range from \$3,000 to \$10,000.
- *Intensive Community Support Team* - Provides sustained, in-depth assistance for developers to help finance the affordable component of their development.

Boston Community Capital

<http://www.bostoncommunitycapital.org/>

Organization Description: The Loan Fund supplies capital - more than \$32 million in the past three years - to projects and organizations that might otherwise not be financed. The Loan Fund aids projects that often were not able to secure loans from traditional financial institutions. It maintains an lending record with total losses of less than one-third of one percent.

Contact Information:

Phone: 617-427-8600

Address: 56 Warren Street; Boston, MA 02119-3236

Financial Services Provided

Boston Community Loan Fund (the Loan Fund) - The Loan Fund specializes in lending to community development corporations, social service agencies, community organizations and for-profit affordable housing developers. Loans are made based on an assessment of the borrower's capabilities, knowledge of the community and an evaluation of the community impact of the project.

Technical Assistance Provided

- The Loan Fund provides technical assistance to its borrowers before, during and after a loan is made.

Federal Home Loan Bank of Boston

www.fhlbboston.com

Organization Description: The FHLB is a bank owned cooperatively by more than 460 New England financial institutions. The Bank provides reliable access to wholesale credit for these members and other qualified borrowers. The Bank's Community Development program offer reduced-rate funding, and its Affordable Housing Program awards below-market-rate advances and direct grants. The Bank also provides technical assistance.

Contact Information

Street Address: 111 Huntington Avenue, 24th Floor; Boston, MA 02199

Mailing Address: P.O. Box 990411; Boston, MA 02199-0411

Phone: 617-292-9600

Email: info@fhlbboston.com

Financial Services Provided

- *The Affordable Housing Program* -The Affordable Housing Program (AHP) offers subsidized loans (advances) and direct subsidies (grants) for both home ownership and rental housing in two competitive rounds each year.
- *The Community Development Advance* - The Community Development advance is a reduced-rate advance for funding eligible affordable-housing, economic-development, and mixed-use initiatives.
- *The New England Fund* - The New England Fund (NEF) provides advances to support housing and community-development initiatives that serve moderate-income households and neighborhoods. The NEF provides special flexibility for mixed-income residential development.
- *The Equity Builder Program* - The Equity Builder Program offers members grants to provide income-eligible buyers with down-payment, closing-cost, and rehabilitation assistance, as well as to offer matched-savings programs.

Technical Assistance Provided

Technical Assistance – Community investment managers and relationship managers provide their development expertise to the banks members and developers.

Other Services Provided

Affordable Housing Program Training Sessions – Free training seminars and events are offered on affordable housing and economic development throughout the state of Massachusetts.

National Cooperative Bank and NCB Development Corporation

<http://www.ncb.coop/>, www.ncbdc.org

Organization Description: This bank serves organizations that are structured as cooperatives or that embody cooperative principles, such as housing co-ops. Community development services, including both financial and technical products and services, are offered through the National Cooperative Bank's nonprofit affiliate, the NCB Development Corporation.

Contact Information

Phone: 1-800-955-9622

Address: 1725 Eye Street, NW Suite 600; Washington, DC 20006 (Main Office)

Financial Services Provided

- *Predevelopment Loans* – Advances available for building planning.
- *Term Loans* – Up to five to seven years, are available for equipment financing, leasehold improvements, Employee Stock Ownership Plan (ESOP) financing, or other fixed assets.
- *Mortgages* – Available with terms of five to seven years and amortized up to 15 years.

- *Construction Loans* – Of up to 12 months for projects with identified mortgages.
- *Lines of Credit* – For up to 12 months to financing working assets, including receivables and inventory.

Technical Assistance Provided

- Business Plans and Business Planning Resources
- Market analysis
- Federal Resources

GOVERNMENT AND NON-PROFIT ORGANIZATIONS

	DEVELOPMENT FINANCING			TECHNICAL ASSISTANCE		OTHER SERVICES
	PRE-DEVELOPMENT	ACQUISITION	CONSTRUCTION/ PERMANENT LOANS	FINANCE	DESIGN	
ORGANIZATION						
Boston Redevelopment Authority (BRA)		✓	✓	✓	✓	<ul style="list-style-type: none"> • Artist Certification • Real estate
Department of Neighborhood Development	✓	✓		✓	✓	<ul style="list-style-type: none"> • homebuyer and development assistance
Citizens Housing and Planning Association (CHAPA)				✓	✓	<ul style="list-style-type: none"> • Advocacy • Research • Education
Community Economic Development Assistance Corp.	✓			✓		<ul style="list-style-type: none"> • Loan underwriting
Institute for Community Economics		✓	✓	✓		<ul style="list-style-type: none"> • Publications • Training
Local Initiative Support Corporation	✓	✓	✓	✓		<ul style="list-style-type: none"> • Conferences • Publications • Website with non-LISC funding sources
Mass. Assoc. of Community Dev. Corporations					✓	<ul style="list-style-type: none"> • Advocacy • Capacity Building • Education

Mass. Development Finance	✓		✓	✓		<ul style="list-style-type: none"> • Loan Guarantees • Brownfield related funding
Mass. Housing Alliance						<ul style="list-style-type: none"> • Advocacy • Research • Education
Mass. Housing Finance Agency		✓	✓	✓		
Mass. Housing Partnership	✓				✓	
Mass. Non-Profit Housing Association	Depends on member	Depends on member	Depends on member			
Metropolitan Boston Housing Partnership	✓			✓		<ul style="list-style-type: none"> • Property Insurance coverage • Project Based Section 8 assistance
Non-Profit Facilities Fund		✓	✓	✓		<ul style="list-style-type: none"> • Workshops • Publications • Planning Grants by invitation only
Boston Community Capital		✓	✓	✓		
Federal Home Loan Bank of Boston		✓	✓	✓		<ul style="list-style-type: none"> • Free Affordable Housing Seminars
National Cooperative Bank	✓		✓	✓		<ul style="list-style-type: none"> • Assistance with business plans, market analysis, federal resources

Relevant Laws and Policies

The creation of affordable housing or work space may be hindered at times by policies and laws that fail to take into account the unique needs of professionals involved in the “creative industries”. This section summarizes the most relevant laws and policies that enable the creation of artist live/work space and identifies relevant policy issues and recommendations for consideration.

Summary list of Relevant Laws and Policies

- Low-Income Housing Tax Credit (LIHTC)
- Zoning and Artist Live-Work Space
 - City Specific Zoning Codes
- Zoning and Linkage Fees
- Chapter 91 of the Massachusetts General Law
- Real Estate Taxes
- Building Codes

Low-Income Housing Tax Credit (LIHTC)

In every state, the tax credit is allocated according to guidelines set forth by each state's Qualified Allocation Plan or QAP. In Massachusetts, only residential units are eligible for the tax credit, making the development of affordable housing that includes workspace extremely difficult. Moreover, Massachusetts, unlike all other states, does not allow dedicated artist space to qualify as affordable housing. As a result, developers of artist space must forego the tax credit in favor of other forms of funding, such as the Federal Historic Tax Credit that provides a credit for the rehabilitation of buildings listed on the National Register of Historic Places.

In Massachusetts, the LIHTC is an invaluable resource that has helped create a substantial number of affordable units. Because many developers of affordable housing depend on the LIHTC for funding, they do not consider the inclusion of workspace in their units. The fact that artist space requires certain additional considerations, such as higher ceilings, freight elevators and special ventilation systems, only serves to make the development of such space more challenging. Artist advocates have expressed frustration at a system that creates affordable housing that cannot accommodate the unique needs of artists.

Zoning and Artist Live-Work Space

Zoning can also be an impediment in the development of artist space. Zoning frequently separates uses considered incompatible. As a result, the industrial spaces that appeal to artists are frequently zoned industrial or commercial and do not include provisions for residential space. In some cities, planning offices are recognizing the need to update zoning to reflect newer work patterns. In cities where zoning does not allow for live space, artists frequently 'bend' the rules and risk eviction or fines by building inspectors. Some cities, such as Lowell, Massachusetts and Providence, Rhode Island, have designated certain arts districts with special zoning or tax advantages for artists.

Working with Zoning Limitations: An Example in Fort Point



Source: BRA

Many artists are drawn to existing industrially zoned buildings, such as those in Fort Point because of design features they offer, such as wide hallways, high ceilings, freight elevators, and inexpensive build-out. In Boston, it is possible for artists to legally reside in such space – but only if that space meets residential code. If artists and/or their landlords who take advantage of these design features do not pay attention to building code requirements, they may put their own safety, and others at risk. Any space that includes a residential component must meet residential building codes to be safe, legal and permanent. The BRA can assist artists who want to learn more about how to reside legally in industrial zoned property.

City Specific Zoning Codes

The following summary reviews the specifics of each city's zoning code as it applies to artists. Briefly, both Boston and Somerville have a special allowance for artist live/work space in industrial districts; Cambridge does not.

Boston Zoning Code

Artist mixed-use (live/work) is the only residential use allowed in Boston's industrially-zoned districts. Developers must establish legal occupancy and meet residential building code requirements which protect life safety of occupants. Artist space is defined in two separate ways, as:

1. (3A) "Art use", the creation, manufacture, or assemblage of visual art, including two- or three-dimensional works of fine art or craft, or other fine art objects created, manufactured, or assembled for the purpose of sale, display, commission, consignment, or trade by artists or artisans; or classes held for art instruction.
2. (3B) "Artists' mixed-use", the use of all or a portion of a building for both art use and habitation. *This definition is live/work space.*

Both of these definitions are allowed in industrial zones of the city. An interested party should read the code itself carefully for the specific district they are in to see if 3A and 3B are "allowed" or "conditional uses". The code may be found at: <http://www.ci.boston.ma.us/bra/downloadZone.asp>

If an artist project is listed as a conditional use in a district, the project developer may apply for a variance. Any developer interested in artist space should contact the Boston Redevelopment Authority first to learn about the specifics of preparing to apply for a variance.

Somerville Zoning Code

Artist housing is an allowed as a specific use in Industrial A (IA) and Industrial P (IP) zones of the city (also other districts). The IA classification is for industrial uses that are not compatible for commercial uses, but it allows living and studio spaces for artists (Section 6.1.8 in the zoning regulations). The IP classification is for industrial park districts. In this zone, if an artist housing project is six or less units, a special permit is required. For seven or more units, a special permit with site plan review is required.

Artist housing is allowed in commercial districts, too. It is not allowed in RA or RB but it is allowed in RC (multi-family residential), BA (smaller business zone), and BB (business zone) as of right for six or under units. For NB (neighborhood business) and CBD (central business district) zone it is allowed with a special permit. For all those five zones (RC, BA, BB, NB, and CBD), a special permit with site plan is needed. The majority of this information can be found in section 7.11.3E of the zoning ordinance.

Zoning information is provided is on the city's web site: www.ci.somerville.ma.us. Viewers should go to the "departments" section, click on either "zoning" or "planning", and go into the "forms and ordinances" sections.

Zoning and Linkage Fees

Unique to Boston, Article 80 of the city's zoning code requires a review process on large and small development projects. As a result, the city's primary planning agency, the Boston Redevelopment Authority (BRA), is allowed to consider a projects impact on transportation, urban design, infrastructure and the environment and impose fees in the form of housing and job linkage fees from developers.

Housing linkage programs either require developers to provide affordable housing or to pay a sum for the development of affordable housing, or offer inducements to developers who do provide affordable housing. Job linkage is exacted less frequently, but works in much the same way.

Developers may meet these requirements in several ways. They may either create affordable housing as part of their development or in other areas of town, or they may pay a fee in lieu of housing creation, which consists of dollar contribution to the Neighborhood Housing Trust, a housing fund administered by the City of Boston's Department of Neighborhood Development.

Examples of Application of Linkage Fees to Artist Housing

Linkage fees have been used to support two artist housing projects in the City of Boston. The artist-developers of Brookside Studios received a \$474,355 permanent loan from the City's Linkage program to create 20 live/work units that are deed restricted for artists. Nuestra Comunidad, a CDC in the Roxbury neighborhood of Boston received a \$46,000 in City of Boston Linkage funds to support six deed restricted artist units as a part of a larger award for the Dartmouth Hotel affordable housing project. A third Boston live/work project slated for artists is set to apply for Linkage money in an upcoming round. Future linkage funds may be available for artists projects, depending upon the demand and support for this use as opposed to other affordable housing developments.

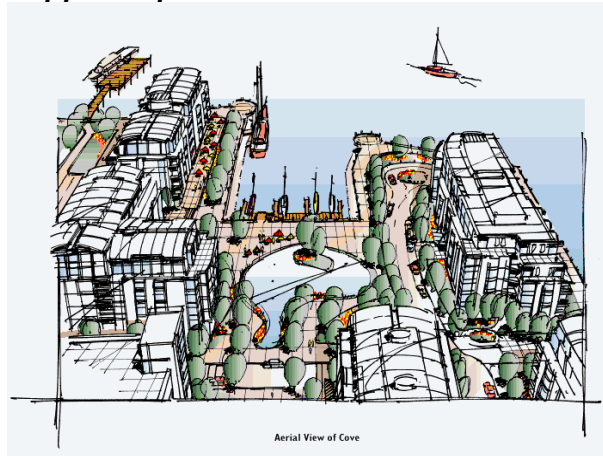
Similar to linkage, an individual development agreement between the Boston Redevelopment Authority and a developer provided \$500,000 to a 13-unit affordable rental artist live/work project at Walter Baker Lofts in the Lower Mills/Dorchester neighborhood of Boston.

Chapter 91 of the Massachusetts General Law

Chapter 91 of Massachusetts General Law allows space in waterfront areas to be "in trust for its citizens" and devoted to "Facilities of Public Accommodation" (FPA). Artists work space can fit within these guidelines. Since application of this legislation is fairly new, artists and developers are not generally aware of its potential.

Chapter 91 of Massachusetts's General Law is significant because it allows the state to reserve the right to hold certain resources, including waterfront areas, "in trust for its citizens." This ruling means that the state has the right to maintain public access to waterfront areas and facilitate public use of these areas. In Massachusetts, 'commonwealth tidelands' are subject to regulations that require that 100% of the ground floor structures containing non water-dependent uses be devoted to "Facilities of Public Accommodation" (FPAs). *Artist work space has the potential to fit into this category*, because it is open to the public during open studios and in some

Chapter 91 An Example: Clippership Wharf



Source: <http://www.glcdevelopment.com/services.htm>

Clippership Wharf is a development project now being planned along the East Boston waterfront. The developers have requested that FPA space from one building on Commonwealth tidelands be moved to a building where there is no obligation to include FPAs. The impetus for this change is the desire to activate an important connector street with facilities open to the public. The developers propose that the concentration of space along the waterfront would result in an excess of underutilized FPA space. City officials have recognized this challenge and have begun to work with the developers to find more effective ways to comply with Chapter 91, including the inclusion of artist live/work space in the project. Clippership Wharf may serve as a precedent and example of how Chapter 91 offers a legal tool for the inclusion of more art and cultural space in waterfront development projects.

cases may function as retail space for the artist. Hence, the development of artist space is a way by which developers may potentially comply with Chapter 91 guidelines.³

It should be noted that Chapter 91 is still a relatively new legislative tool. As such, guidelines for compliance with the regulations are being clarified as new projects begin to explore ways to provide the public use amenities required. Developers are finding it difficult to comply with the law as many FPA required sites have poor foot traffic and hence cannot support retail space. Creating artist work space offers an opportunity for both parties. Now is the time to raise the awareness of both artists and developers to the potential mutual benefit to be gained.

Real Estate Taxes

Real Estate taxes are three times as high for commercial properties as they are for residential properties. Because artist live/work space is difficult to categorize as either distinctly

residential or commercial, it occupies an important middle ground. For developers and artists alike, the classification of such space holds important consequences. To encourage the presence of artist space, in 1988 the City of Boston changed assessing requirements to allow building owners who own commercial buildings and who establish this property as legal visual artist live/work space to change their assessing classification from commercial to residential. This process saves the building owner significantly on property taxes.

Building Codes

Since older buildings, particularly industrial buildings, possess qualities attractive to artists such as abundant windows, high ceilings and natural light, the rehabilitation of older buildings is often preferable to new construction. As a result, it is important

³ Facilities of Public Accommodation space requirements may be met by developers with a variety of public amenities, such as public indoor and outdoor space, retail space, cultural and performance facilities and institutions, restaurants and hotels.

to also consider the difficulties facing the rehabilitation of older buildings as an impediment to the creation of artist space. One such challenge includes building codes. As building and life safety codes have evolved over the years, older buildings, built to antiquated safety standards, often do not comply with new building codes. When new codes are applied to older buildings, they quickly escalate the costs of rehabilitation. For example, building codes often regulate the width of hallways to provide for wheelchair access with turn-around radii. Often the only way to change a narrow hall in an existing building is to tear down the interior walls and widen the hallway. Add to that situation the costs associated with new elevator wells and systems, and the added expenditure can increase exponentially, making the cost of the building beyond the means of its intended users.

One state forging ahead with an innovative public policy solution is New Jersey. The state has spearheaded an effort to develop a set of building codes applicable to older buildings. Known as the "Rehabilitation Sub code," the document outlines precisely what developers of older buildings need to do to comply with building and fire codes – without resorting to gutting the entire interior. The new code, developed over two years in conjunction with fire and public safety officials, is intended to rectify the problems related with compliance to new building codes. To date, the program's success rate has been staggering. In the year following the code's passage, rehabilitation work increased by 42 percent in New Jersey's 10 largest cities versus only 3.6 percent in 1997. Rehabilitation in Newark rose 59 percent, in Jersey City, 84 percent and in Trenton, 40 percent. The State of Rhode Island is in the process of adapting a similar code based on New Jersey's model. A rehabilitation sub-code makes the rehabilitation of older buildings easier and more predicable, and in the long run, allows for the reuse of these buildings as artist space.

Recent Surveys and Studies

This section summarizes the content of recent selected surveys and studies that provide valuable information for people seeking to create artists live/work space.

Keeping Boston's Creative Capital: A Survey of Artist Space Needs **Boston Redevelopment Authority, June 2003**

Brief Description

A survey of Boston-area artists that covers three areas: it quantifies the demand for artist space, documents artist interest in renting or buying space, and articulates specific design elements and building features required by artist space.

Report Overview

The survey addressed key issues such as: current space arrangements and work information, projected space needs and preferences, and demographic information. The report is structured as follows:

1. Context
2. Summary of Findings
3. Details on Who Responded to the Survey
4. Details on Current Space Arrangements Reported by Respondents
5. Details on Projected Space Needs Reported by Respondents
6. Survey Methodology
7. Appendix: The Questionnaire Mailed to 10,000 artists.

Report Findings

The survey documented demand for both live/work and work-only artist space. Of the nearly 2,000 artists that responded to the survey, 58% want work only space, while 62% would prefer live/work space.

The survey also indicates that these artists belong to households earning a wide range of incomes: about one-fifth earn less than \$30,000 per year; just under half earn between \$35,000 and \$85,000 per year; over one-quarter of the artists households earn more than \$75,000 per year. Artists interested in work only space were more likely to own their own homes than artists interested in live/work space. Additionally, over half of the artist who responded indicated that they earn less than ten percent of their income from their art, leading them to supplement their income from other sources.

On the ownership versus rental issue, 70% are interested in owning work-only space, 64% are also interested in renting. A slightly higher percentage of artists are interested in owning space that combines both their residential and work space. According to the survey, 79% are interested in owning live/work space, 61% are interested in renting live/work space.

The work of artists is also marked by a very different set of workspace needs. Artists identified natural light among the most important space requirement. In addition, because some artists work with toxic materials, special ventilation is often required to ensure that the toxins are removed from the air that artists breathe. Finally, high ceilings allow artists to work on oversize pieces, additional storage provides artists with space to store their work and soundproofing ensures less conflict when mixing the work and residential uses in any particular building.

Contact Information

The Boston Redevelopment Authority
9th Floor, City Hall
One City Hall Square
Boston, MA 02201-1007
617-722-4300

Electronic copies can be found at:

www.cityofboston.gov/bra/pdf/documents/boston_artist_survey_report.pdf

The Creative Economy Initiative: The Role of the Arts and Culture in New England's Economic Competitiveness **The New England Council, June 2000**

Brief Description

The first in a series of reports, two of which have been published, that defines the "Creative Economy," or the non-profit and commercial sectors associated with the arts and culture. This report was among the first to consider the arts as an industry cluster. It seeks to measure the economic significance of this cluster through an analysis of both the businesses and individuals who are engaged in artistic or cultural fields.

Report Overview

The study outlines three key components of the 'Creative Economy' in detail. These are:

1. The Creative Cluster
2. The Creative Workforce
3. The Creative Community

The report also includes an appendix with tables outlining the data collected on employment in the creative industries, the impact of the creative industries on the economy, and more details data on those who work in the creative industries.

Report Findings

The report findings are structured along the three components of the creative economy. First, as of 2000, the creative cluster, defined as those enterprises and individuals that directly and indirectly produce cultural products has been found to support over 245,000 jobs, or 3.5 percent of New England's total job base. The year the report was published, the cluster was growing at a rate of 14%, while the rest of New England lagged behind at a rate of 8%.

Second, the creative workforce, defined as the thinkers and doers trained in cultural and artistic skills account for 2% of the regions total workforce. More than 40% of creative workers are self-employed as architects, graphic designers, photographers, musicians and artists. This section describes an innovative workforce that might benefit from small business development opportunities.

And finally, the creative community, defined as a geographic area with a concentration of creative workers, businesses and cultural organizations, has increasingly been seen as a generator and catalyst for neighborhood and commercial revitalization by more and more municipalities.

Together, these findings paint a compelling portrait of a growing industry of arts and culture related businesses and individuals who contribute significantly to the New England economy.

Contact Information

The New England Council
98 North Washington Street, Suite 201
Boston, MA 02114
617-723-4009

Electronic copies can be found at the New England Foundation for the Arts Website:
<http://www.nefa.org/projinit/createecon/index.html>

The Creative Economy Initiative: A Blueprint for Investment in New England's Creative Economy

The New England Council, June 2001

Brief Description

The second in a series of reports on New England's 'Creative Economy', this report provides an expanded analysis of the creative industries and includes nonprofit cultural organizations in addition to businesses and individual artists. This report builds on the previous report by outlining a plan for expanding the economic growth of the creative economy.

Report Overview

Using best practices and models drawn from around the world, this report proposes a series of initiatives that would serve as the foundation for a regional investment strategy in the creative industries. The report proposes four strategic development goals supported by ten action initiatives. These goals are organized along four tenets that include:

Creative New England: Regional strategies to support the development of a sustainable economic development initiative.

Creative Clusters: Strategies to support new jobs and economic activity in the region.

Creative Workforce: Strategies to strengthen and expand the existing workforce through career development and training opportunities.

Creative Communities: Strategies to improve the economic and social quality of life through initiatives that highlight and expose the work of successful creative communities for others.

The report also suggests a series of investment strategies for businesses, state and local governments.

Contact Information

The New England Council
98 North Washington Street, Suite 201
Boston, MA 02114 617-723-4009

Copies of the report can also be downloaded from the New England Foundation for the Arts Website: <http://www.nefa.org/projinit/createecon/index.html>

Understanding Boston: Funding for Cultural Organizations in Boston and Nine other Metropolitan Areas

The Boston Foundation, 2003

Brief Description

A comparative study that looks at how public and private support for arts and culture in the Boston region compares with nine other comparable metropolitan areas around the country and how that support impacts the cultural sector.

Report Overview

The study considers Boston's cultural sector identifies its relative strengths and weaknesses using existing studies as well as original qualitative and quantitative research. The report chapters are as follows:

Chapter One: What are the Characteristics of Each Cultural Market?

Chapter Two: How are Financial Resources Distributed Across the Sector?

Chapter Three: What Types of Contributors Resources are Available?

Chapter Four: What are the Implications of these findings?

The report also includes an extensive appendix detailing the data, data sources and local arts agencies

Report Findings

The survey found that the Boston arts community is strong for a region of its size. On a per capita basis, Boston has the highest number of arts and cultural non-profit organizations in the study group. The Boston cultural sector is also a significant employer and economic engine in the region. However, public funding remains low relative to other regions. When individuals do contribute, their contributions tend to go to larger institutions more so than comparable cities. In the Boston region, 65% of earned income contributions went to organizations with budgets great than \$20 million. The relative lack of funding, coupled with a greater degree of giving to larger, more established institutions hurts smaller and mid-size organizations. The survey found that organizations with budgets under 5 million are in many cases showing indications of being in poor financial health. Because they depend more highly on structured giving from foundations and government – and have fewer resources to top more generous art donors – they remain at a disadvantage.

The report concludes that despite the comparatively low level of public and foundation giving, existing funding can in fact be leveraged if organizations come together to outline a clear vision for the arts and culture sector. However, funding is no substitute for strong leadership from the public sector and foundations.

Contact Information

The Boston Foundation
75 Arlington Street, 10th Floor
Boston, MA 02116
617-338-1700
info@tbf.org

Development Models for Creating Artist Space

In developing artist space, it is helpful to have an understanding of various real estate development approaches currently in use by developers and artists. This section identifies several potential models for developing space, followed by examples of four different projects in the local area.

Initiating Development

The development of artist space can be initiated by a number of different types of sponsors. In some situations, artists serve as the impetus for a project. In other cases, non-profit community development corporations identify a need for artist space within their communities and initiate real estate development projects. Private developers may also develop artist space. They often identify an unfilled need for artist space and embark on these projects, either with or without public subsidies. Finally, a city can assist in the development of artist space by supporting development initiatives through funding or through the reuse of public land.

Leasing and Ownership Structures

The following are examples of legal and financial entities that have been used in the creation of artist space. The form of ownership will affect not only each individual's ownership of space, but may also influence the monthly payment required of each artist and their individual tax liability. It is important to remember that not all artists desire permanent ownership of a space. Many of the models below (limited liability corporation, co-op) establish a permanent artist space through ownership or leasing of a building, but are flexible in allowing artists to lease space temporarily. Hence, the following legal and financial entities reflect methods of organizing the ownership of property, but not necessarily the permanence of one particular artist in a space.

Limited Equity Co-op

In a limited equity cooperative, there is one mortgage on the property, rather than a series of individual mortgages for each unit. Residents hold leases to their particular units, rather than deeds conveying full ownership of the unit. This approach means that residents are responsible for the non-payment of other residents. Residents are required to contribute a monthly maintenance fee that covers building upkeep, real estate taxes and the mortgage payment. It is the responsibility of the cooperative to pay these fees, not individual residents. 'Limited equity' refers to the mechanism used to keep a project affordable by placing a ceiling on the resale price of the studios.

Condominiums

Condominiums differ from limited equity co-ops in that each condo owner holds a deed to the unit and has obtained an individual mortgage for its purchase. This approach means that each individual owner is responsible for mortgage payments and property taxes associated with the individual units. Generally, unit owners gather to form a condo association that elects trustees who are responsible for the management and oversight of the building and/or management company. This management includes oversight of common areas and elements of the structure. Mortgages to individual owners often take the form of convention, 30 year, variable or fixed-rate mortgages.

Although condominium homeowners associations are usually chartered as nonprofit corporations, they are sometimes not considered tax exempt by the Internal Revenue Service. In some cases, funding for the maintenance of common spaces is eligible for taxation. However, an attorney should be consulted for more detail on the federal rules governing the taxation of condo associations.

Limited Equity Partnership

In limited equity partnerships, artists serve as owners and pair up with high-income investors as limited partners. In return, investors put up money for the project for the right to use the depreciation of the property as a tax shelter.

Limited Liability Corporation (LLC)

Limited liability corporations are an increasingly popular way to structure the ownership of new development. In the case of a building developed by artists, each artist becomes a 'member' of the LLC. LLCs are preferable to other kinds of partnerships for one primary reason, members of an LLC are not personally liable for debts or liabilities of the company. This protection is important because it limits a member's liability to the investment made in the project. In some cases, LLCs may also provide additional tax benefits beyond other forms of ownership.

Rental Properties

Rental properties are typically developed by a non-profit and/or for-profit developer when market studies have determined that there exists enough demand for artist space to proceed with a project. In some cases, funding, particularly public funding, requires that the developer maintain ownership of the property in order to gain the benefits associated with that funding. For example, the Low-Income Housing Tax Credit (LIHTC) allows developers to receive a dollar-for-dollar credit on their capital gains tax over a five-year period. This means that the developer must maintain ownership over that period in order to reap the benefits of the LIHTC.

Proponents of artists space are encouraged to consult reputable real estate attorneys, financial advisors, and experienced developers to determine the approach that best meets their needs.

Examples of some of the models cited above are summarized briefly in the following section.

Bates School, South End, Boston, MA

Project Description

Located in the South End, home to Boston's second largest concentration of artists, the Bates School has long been contained on both sides by two large vacant parcels, all of which was owned by the City. In May of 2003, Boston issued its first ever Request for Proposals for newly developed space exclusively targeted to artists. The City currently is reviewing proposals for the development of almost 80 units of space for artists, including both work only space (in the Bates School) and live/work space on the two adjacent parcels. It is not yet known whether the project will provide rental or ownership opportunities for artists.



Source: BRA

Original Bates school building to be redeveloped with the two adjacent lots

Live/work units will be made available to artists who have been 'certified' as artists by the Boston Redevelopment Authority. In addition, the BRA is requesting that the units be developed according to design guidelines that provide adequate space, light, ventilation, etc. appropriate for artist space.

Although the project is in its nascent phases, The Bates School is significant because it demonstrates that cities have a variety of resources at their disposal to aid in the creation of artist space. Property belonging to the city, which can be leased or sold at little to no cost, is an extremely valuable asset that can mean the difference between a project that is financially feasible and one that is not. Boston, like many other cities around the nation, has recognized the economic value of artist communities and views projects like these as economic development generators worthy of municipal support and subsidies. Increasingly, other cities are coming to very similar conclusion, including Seattle, Washington and Providence, Rhode Island, to name but two.

300 Summer Street, Fort Point, Boston, MA

Project Description

300 Summer Street is the result of a group of Fort Point Artists who started a non-profit organization to help preserve affordable artist housing in Boston's Fort Point District. The building, a 100,000 square foot, nine story brick, concrete and steel warehouse building was converted into a combination of space for art-related businesses and artists' live/work studios. This project is significant because it was among the first to demonstrate the viability of artist live/work space and the capacity of artist organizations to tackle real estate development projects. Over the years, 300 Summer Street has become a model for the development of artist space around the nation. Fort Point Arts Community, Inc, the non-profit sponsor of the project, worked closely with a development consultant to realize this project.



Source: BRA

300 Summer street has an artist gallery and café inside the building.

Development Team

Sponsor: Fort Point Arts Community, Inc.

Development Consultant: Keen Development Corporation, Cambridge, MA

Architect: Harries/Héder Collaborative, Cambridge, MA

Lawyer: Hemenway & Barnes, Boston, MA

Development Program

Total Square Footage: 100,000 square feet

Live/Work: 47 artist live/work lofts

Work: Nine spaces for art related businesses

Shared communal spaces: A small café/restaurant

Presentation Spaces: A co-op gallery

Development challenges

Financing is always challenge, however in the case of 300 Summer Street, each artist was required to deposit at least 10% of the purchase price in advance of construction. Some artists contributed more than 10% to ensure the viability of the project. The developer used these deposits as equity.

Funding

Total Project Cost: ~ \$3,000,000

Primary Funding Sources

Acquisition: First National Bank of Boston

NCB Development Corporation

Construction/Permanent Loans: First National Bank of Boston

NCB Development Corporation

Permanent Financing: National Cooperative Bank

Share Loan Reservation: National Cooperative Bank Savings Bank, FSB

Clippership Wharf, East Boston, Boston, MA

Project Description

Clippership Wharf is a new development slated for a 12.9-acre parcel of coastal land in East Boston. The project will include almost 400 units of housing, of which approximately eight units will be dedicated artist live/work units. In addition, the project will include a mix of retail, restaurants, transportation and community uses. The project will also include a variety of arts-related uses, including an art gallery/classroom, and arts education center and public space devoted to artists, all in the vicinity of the artist live/work spaces.

Development Team

Sponsor: Noodle Island Limited Partnership, Boston, MA (a joint partnership of The Related Companies and Sassin/Winn Development Company)

Project Manager: GLC Development, Boston, MA

Architect: CBT/Childs Bertmand Tsecksares, Inc., Boston, MA

Lawyer: Goulston & Storrs, Boston, MA

Construction Manager: Skanska USA, Boston, MA

Development Program

Total Square Footage: 620,920 square feet (in four buildings)

Live/Work: Eight artist live/work lofts concentrated on the ground floor of one building.

Presentation: A 2,100 square foot art gallery/classroom

Education Space: A 1,100 square foot environmental arts education space

Development challenges

Because 5.1 acres on the 12 acre site is Commonwealth Tidelands, the developers are required to comply with Chapter 91 of the Massachusetts General Laws, which requires that 100% of all groundfloor uses on tidelands be devoted to public use, or Facilities of Public Accommodation (FPA). The developers of Clippership Wharf requested that they be allowed to deviate from the Chapter 91 guidelines by providing FPAs in buildings to the rear of the site where FPAs are not required. This would create a concentration of FPAs along a more commercial street that leads directly to the waterfront rather than along the western shoreline of the project. The developer was instead permitted to place the artist live/work space in lieu of FPAs on the ground floor of building located in the Commonwealth Tidelands.

Funding

The project is being funded entirely through private capital, so the developer did not divulge the financial details of the project.

Brookside Affordable Live/Work Project, Jamaica Plain, MA

Project Description

The Brookside Affordable Live/Work project, formerly Steadfast Rubber Factory, is the result of a group of tenacious artists whose rented space was slated by a new owner for development as high-end condominiums. To avoid eviction, the artists formed the Brookside Artists Limited Liability Company and worked closely with elected officials and the City of Boston's Inspectional Services Department to prevent the redevelopment. Years of litigation gave the artists an Option to Purchase the property as part of the settlement agreement with the owner. The artists contracted New Atlantic Development to develop the property. New Atlantic has helped identify financing, solved issues related to the rehab, and most importantly, as provided credibility in the eyes of city and state funders and construction lenders.



Source: BRA

Brookside Ave. building is preserved as artist space.

Development Team

Sponsor: Brookside Artists LLC (Limited Liability Company)
Developer: New Atlantic Development Corporation, Boston, MA
Architect: ICON Architecture, Inc., Boston, MA
Lawyer: Jonathon Klein of Klein Hornig LLP, Boston, MA
Contractor: To be determined

Development Program

Total Square Footage: 32,000 (net)
Live/Work: 29,700
Work: 2,300
Shared communal spaces: 0
Presentation Spaces: 0

Development challenges

Finding an acquisition lender was the biggest challenge. The purchase price was beyond what could be assembled from governmental subsidy sources. The LLC took advantage of the flexibility and mission-driven goals of Boston Community Capital to pay for the acquisition of the building.

Financial institutions were also concerned about providing mortgages for units that could only be occupied by artists as residents. A resident's lawful use of the property is dependent upon zoning criteria that presents the potential for the city to determine that they are not a lawful occupant if they no longer meet the definition of artist. The BRA artist certification process, which documents that the owner is an artist, as well as the deed restriction requiring that a unit only be sold to a certified artist, added a level of comfort that induced mortgages to provide financing.

Another challenge is the fact that the ownership entity, Brookside Artists LLC, is a single purpose entity owned by a group of the artist tenants, who have no financial standing. While this is not such a problem with the government loan/subsidy programs, it is a big issue for commercial lenders. The participation of New Atlantic Development Corporation, with its financial resources, provided an additional level of comfort to the project lenders. Also, the tenants made loans to the LLC that represented 5% of their purchase price and will turn into their deposit at the time they close on their mortgage.

Another substantial issue with the financing of artist live/work housing is that the state housing agency, DHCD, will not provide subsidies to artist developments that restrict units to artists. Generally, affordable housing projects are dependent upon maximizing all city, state and federal subsidies, and removing the state from the equation made financing very difficult.

Finally, zoning variances and building codes presented another layer of challenges. While the project did not require zoning variances due to its location in an industrial zone where artist live/work is allowed, designing the building to look and feel mainly residential despite the fact that it was intended for industrial users made for a challenging design process. In some cases, landscaping and buffering requirements are somewhat inappropriate to the projects primarily residential use. Meeting building codes was also a challenge. Designing the building to commercial construction codes, though its use is predominately residential, also added to the cost of the rehab. The BRA provided technical assistance throughout this project.

Funding

Total Project Cost: \$5.7 million

Primary Funding Sources:

Predevelopment:

City of Boston, Dept. of Neighborhood Development (\$157k)

Acquisition:

Boston Community Capital (\$1.1 million)

Construction/Permanent Loans:

Wainwright Bank

City of Boston DND

City of Boston Neighborhood Housing Trust

Permanent Financing: Still awaiting groundbreaking

III. Identification of Artists Space Projects in the Region



Existing Projects in Boston Region

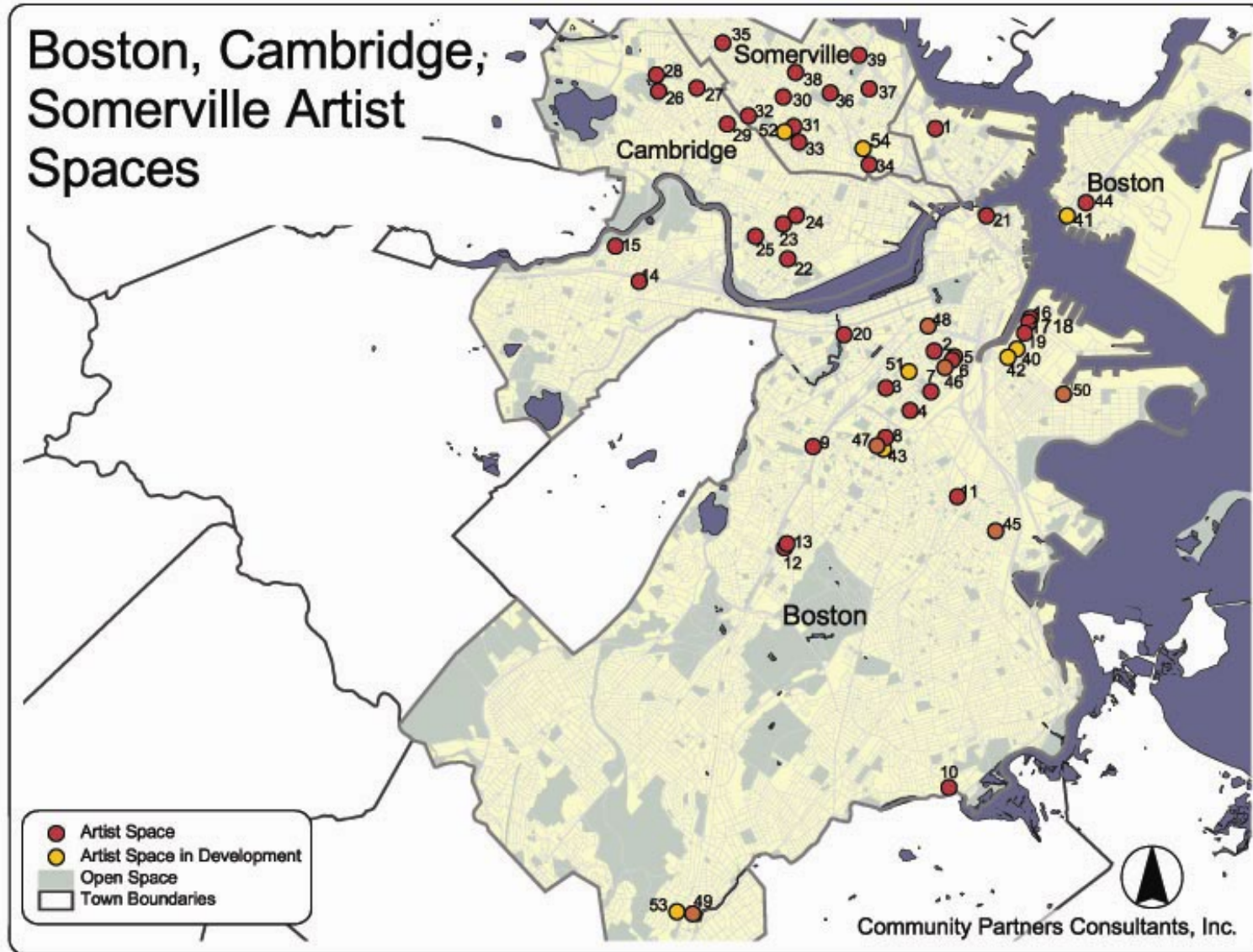
The following maps show the location of current and developing artist work and live/work space in Boston, Cambridge, and Somerville. Community Partners used a minimum threshold of size of four units to be included in the lists and maps. Not included in these maps is the location of residential units occupied by artists that are not identified as “live/work” or “work” only. This mapped data is available on CD to the funders as a data layer for GIS or geographic information systems. The information for the Boston maps is drawn in part from the initial survey and project mapping of artists space conducted by the Boston Redevelopment Authority.

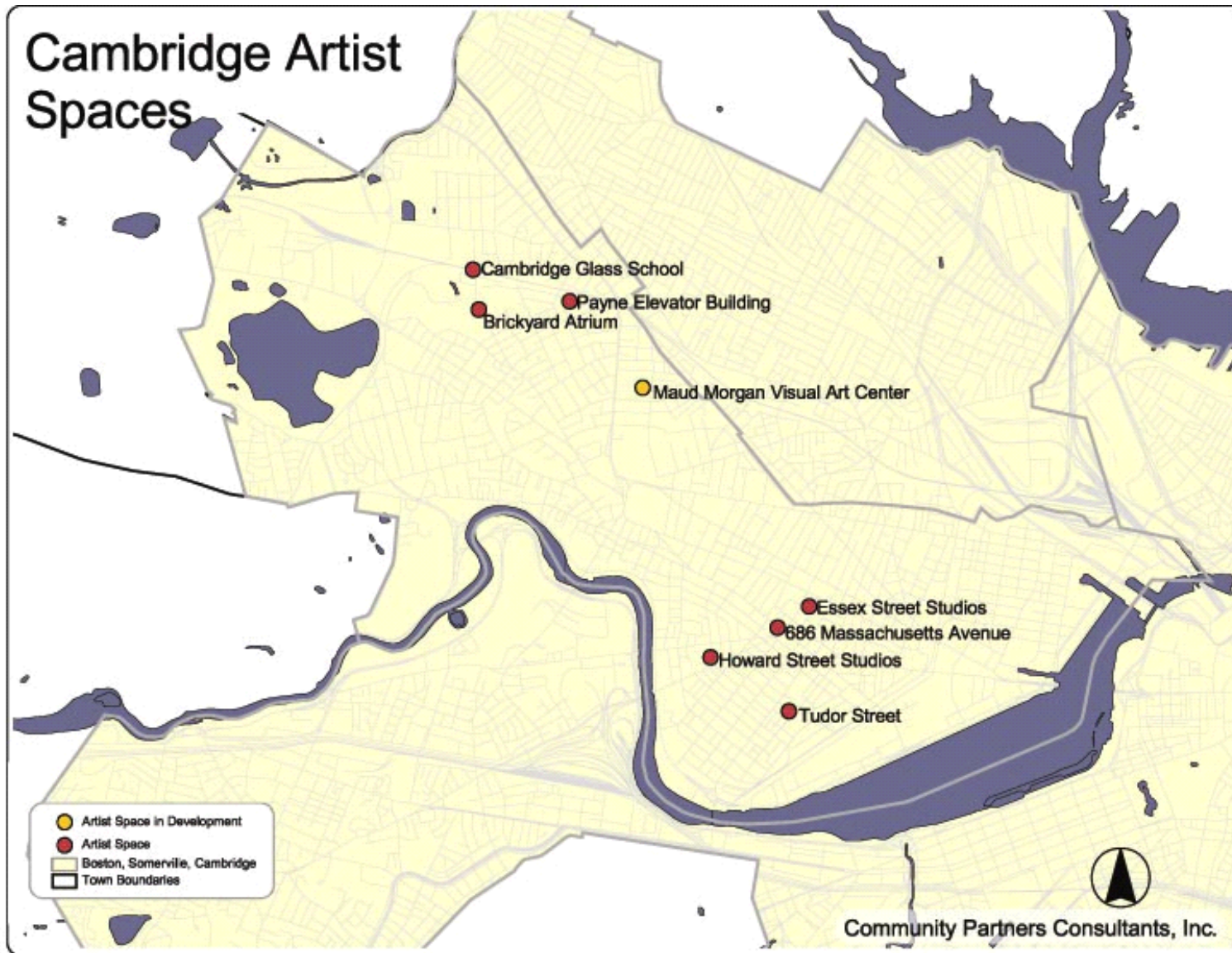
Other sources of information for these maps and lists include the Cities of Boston, Cambridge, and Somerville, the Somerville and Cambridge Arts Councils, the arts organizations and foundations included in the BOSTON LINC Working Group, and the experts in art space development, real estate development, and other leaders cited in the list of people interviewed presented at the end of this report.

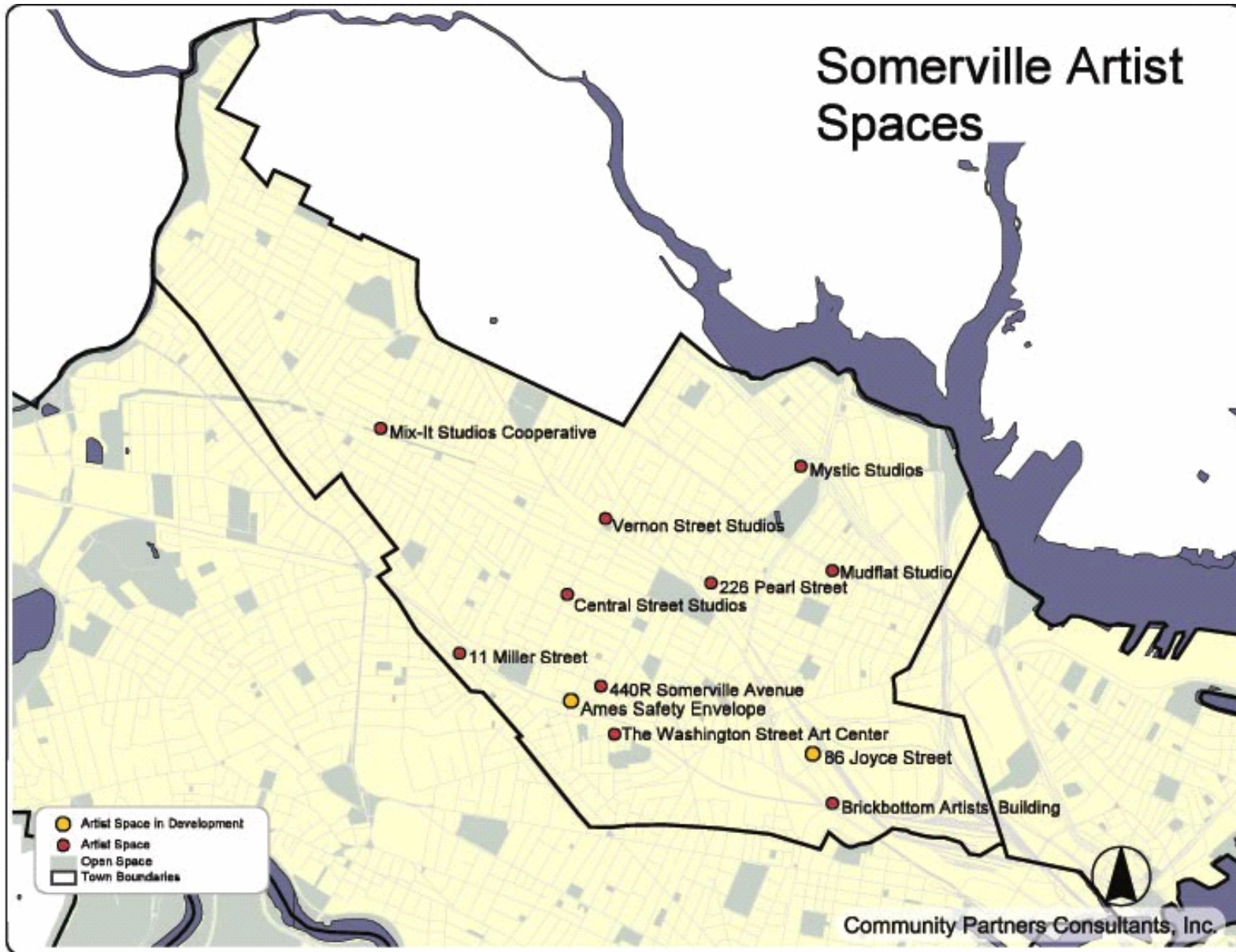
Project Descriptions

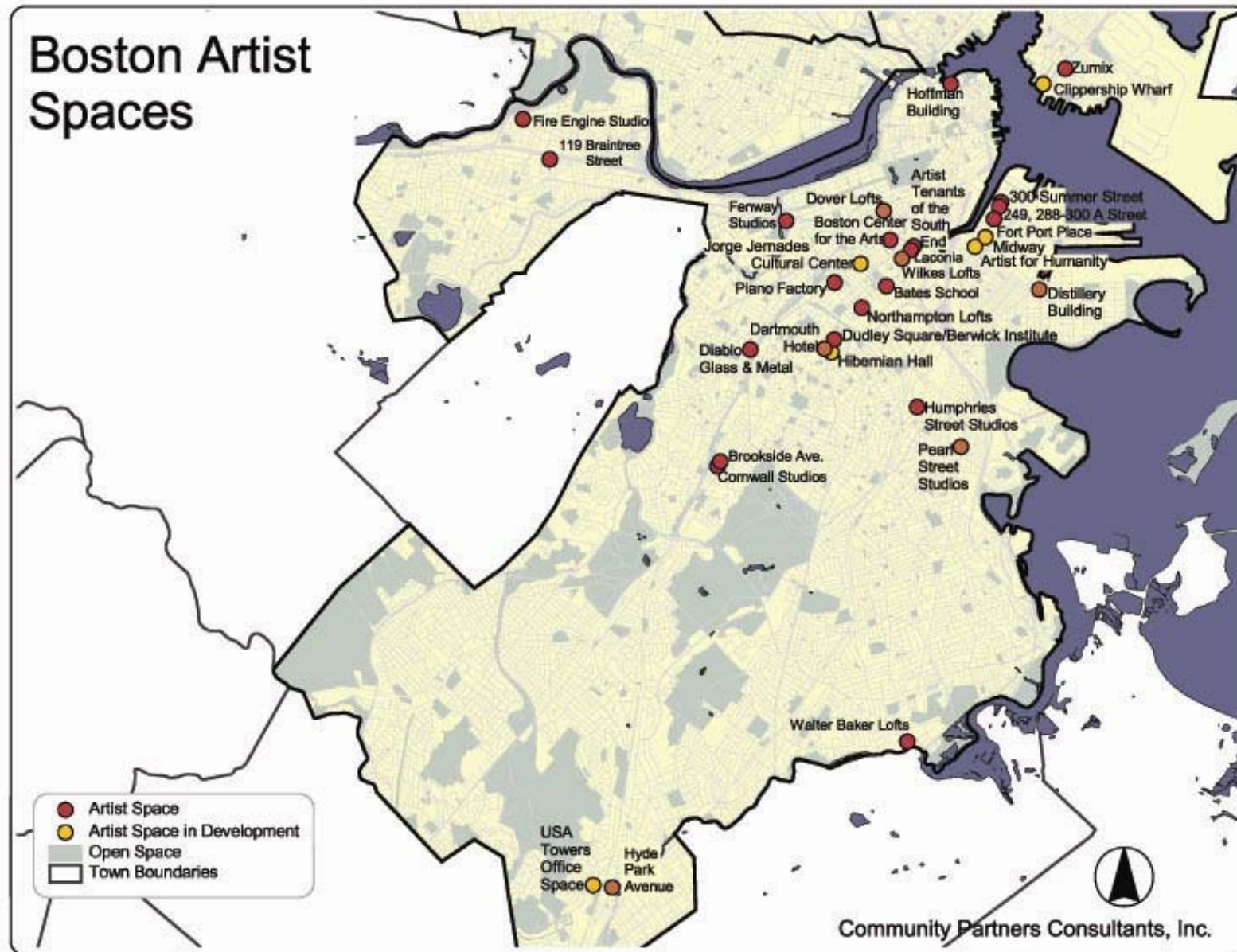
Following the maps is a list is of current or developing artist live/work space in the Cities of Boston, Cambridge, and Somerville that includes extensive project descriptions.

Existing Projects in Boston Region









Project Descriptions

NAME	NEIGHBORHOOD	ADDRESS	CITY	ZIP	CONTACT	DESCRIPTION	TYPE	RESTRICTIONS	ID
BOSTON									
Stove Factory Studios	Charlestown	523 Medford St	Boston	02129					
Humphries Street Studios	Dorchester	11 Humphries St	Boston	02125	Joe Wheelwright, 617-298-8922	The building includes a total of 32 work only spaces. The City provided financing for the project, which required significant environmental cleanup as it was the site of a former dry cleaning factory.	Work		11
Pearl Street Studios	Dorchester	11 Pearl St	Boston	02125	Larry Pryor, 617-504-6987	A space with 5 live/work units for sale. An artist couple that has been renting studio space in former stables behind their house are redeveloping these buildings for sale to artists, with technical assistance from the City.			45
Walter Baker Lofts	Dorchester Lower Mills	1231 Adams St	Boston	02124	Cory Fellows, 617-661-9100, cory@keencorp.com	The building provides 13 moderate-income rental residential/workspace units for local artists and a basement laundry room. Two first floor rooms serve as both community meeting rooms and gallery space. The rehabilitation costs totaled approximately \$2.5 million	Live/Work	BRA deed restrictions requiring artists/affordability	10
Clippership Wharf	East Boston	25 Lewis St	Boston	02113		A redeveloped 12 acres of vacant waterfront property into approximately 400 new home ownership units, 8 of which are slated for artist live/work space. The project will also include gallery space.	Live/Work	BRA deed restrictions requiring artists/affordability	41
80 Border St.	East Boston	80 Border St.	Boston	02128					
Zumix	East Boston	202 Maverick St	Boston	02128	http://www.zumix.org	ZUMIX is a non-profit youth outreach organization which offers music and arts opportunities year-round to young people citywide ages 8 through 18 at no cost.	Work		44
Fenway Studios	Fenway	30 Ipswich St	Boston	02215		After the artists in this building were threatened with the pending sale of the property in 1977, they joined forces with a local developer who purchased the property, which was then sold back to the artists at a cost of \$22,000 per unit. The artists agreed to limit the profit they could make from the sale of their units down the road. The Fenway Studios is one of the first examples of a limited equity cooperative in the nation. 55,000 sf, 46 units, co-op.	Live/Work	condo or deed restrictions?	20
119 Braintree Street	Fort Point	119 Braintree St	Boston	02134		119 Braintree Street is home to 44 different artists studios located in three buildings in the Allston Arts District, a non-profit and founding member of Boston Open Studios Coalition.			14
249 A Street	Fort Point	249 A St	Boston	02210		The 249 A St Artists Co-op, in Boston's Fort Point neighborhood, was developed in 1980 by a group of local artists. The building has 44 live/work units, co-op.	Live/Work		18
300 Summer Street	Fort Point	300 Summer St	Boston	02210		The building, a 100,000 square foot, 9 story brick, concrete and steel warehouse building was converted into a combination of space for art-related businesses and artists' live/work studios. This project is significant because it was among the first to demonstrate the viability of artist live/work space and the capacity of artist organizations to tackle real estate development projects. 55 units: 48 live/work, 7 condos. Co-op.	Live/Work	artist requirements?	16
Artists for Humanity	Fort Point	288-300 A St	Boston	02210	http://www.afhboston.com/	AFH provides work space for artists in a variety of mediums. The program also sponsors a four-year paid apprenticeship program that pairs teens with experienced artists product development and services to the business community.			17
Fort Port Place	Fort Point	21 Wormwood St	Boston	02210		Fort Point Place is a residential condominium project completed in 2001. The renovation includes 103 market-rate units, 14 of which are affordable. Four of these affordable units are restricted to BRA certified artists. In addition, there are three commercial units on the ground floor.		BRA deed restrictions requiring artists/affordability	19
Midway Studios	Fort Point	24-38 Midway Str	Boston	02210		It will include 89 artists' living and work studios, a 340-seat black box theater, a 50-seat performance venue, rehearsal space, a gallery, a cafe, and office space for cultural organizations in three contiguous former warehouses near A Street. DND provided \$50,000 for a funding gap in this project.	Work	BRA deed restrictions requiring artists/affordability for 36 of the 89 units	40
Artists for Humanity	Fort Point	100 West Second St	Boston	02127		AFH is developing a new space which will house artist studios and their four-year paid apprenticeship program that pairs teens with experienced artists for training.	Work		42
Hyde Park Avenue	Hyde Park	1391 Hyde Park Ave	Boston	02136	Phil Manker	7 Artist live/work units next to the Neponset River.			49
Fire Engine Studios	Allston	444 Western Ave	Boston	02135					15

Creating Artist Space: A Report to the Boston LINC Working Group

NAME	NEIGHBORHOOD	ADDRESS	CITY	ZIP	CONTACT	DESCRIPTION	TYPE	RESTRICTIONS	ID
BOSTON (cont.)									
Brookside Ave.	Jamaica Plain	57 Brookside Ave	Boston	02126		The redevelopment of the former Steadfast Rubber factory located at 57 - 67 Brookside began when the artists who occupied the space under the previous owner learned that it was to be sold. Together, a dozen artists formed the Brookside Artists Limited Liability Company and have purchased the space, which is currently undergoing rehabilitation.		BRA deed restrictions requiring artists/affordability	13
Cornwall Studios	Jamaica Plain	57 Cornwall St	Boston	02130	Jeff Goodman, 617-445-1900	Cornwall Studios is a project of 7 live/work private artist condos in JP developed in 1995. Each unit has an open floor plan, ranging from 1,200-1,400 sf. It was developed by Jeff Goodman, a developer with 2 units on the bottom floor and 4 units on the top floor of this two story building. It is roughly 9,000 sf total. The rehabilitation cost approx. 1 million. DND subsidized the construction costs with a 300,000 grant, requiring at 4 of the units be affordable (they were sold at \$75,000 vs. the rest sold at \$150,000)	Live/Work		12
Diablo Glass & Metal	Mission Hill	123 Terrace St	Boston	02120	Anne P. Sasser, 617-445-5538	123 Terrace Street provides 22 artist work spaces housing in excess of 30 artists as well as a single artist live/work space.	Work, Live/work	RFP will introduce BRA deed restrictions requiring artists/affordability	9
Hoffman Building	North End	160 N. Washington St	Boston	02114					21
59 Armory Street	Roxbury	59 Armory St	Boston	02129		59 Armory Street is home to working artists who participate in Open Studios each year. The building also houses the non-profit "Bikes not Bombs," a recycling youth training center.	Work		1
Dudley Square/Berwick Institute	Roxbury	1127 Harrison Ave	Boston	02119	http://www.berwickinstitute.org/	The Berwick Research Institute is located in this building. Founded in 2000, the Institute provides alternative programming and exhibition space for artists.	Work		8
Distillery Building	South Boston	516 East 2nd St	Boston	02127	Bill Stroud	An artist community made up of 30 live/work units and 28 work-only studios - construction will be complete by the end of 2003.	Work, Live/work		58
Artist Tenants of the South End	South End	1140 Washington St	Boston	02118		Developed by the late John McLaughlin, a developer whose experience includes the Brickbottom complex and Laconia Lofts project, the Artist Tenants of the South End Building is home to a variety of artists and their work space. 17,000 sf, co-op 7 units.	Live/Work	condo restrictions?	5
Bates School	South End	731 Harrison Ave.	Boston	02118		In its over 25 years of existence, the historic Bates School has been home to over 10 artist studios, a small gallery and theatre space. Today, the building is slated for rehabilitation in conjunction with development on two vacant parcels located on both sides of the building. As of Summer 2003, a developer had not yet been chosen by the city.	Work	RFP will introduce BRA deed restrictions requiring artists/affordability	7
Boston Center for the Arts	South End	539-551 Tremont St	Boston	02116	Michelle Baxter, 617-361-9909	Located in Boston's South End, this space includes 50 work-only studios and 8 live/work studios.	Work, Live/work	non-profit	2
Jorge Jernades Cultural Center Expansion	South End	85 West Newton St	Boston	02118	Sabrina Alives	Inquilinos Boricuas en Accion, a CDC in the South End of Boston, plans to expand the Jorge Hernandez Cultural Center into performing arts center, gallery space, studios for dance, theater, and music, and artists studios. The project was planned to open in November but was delayed because of lack of funding.			51
Laconia Lofts	South End	1200 Washington St	Boston	02118		Laconia Lofts houses 100 units, 40 of which were "bare bones" artist lofts with concrete floors, one full bath, and small utility kitchen ranging in size from 900 to 1,300 square feet. These raw spaces enabled the occupants to design the space according to the needs of their specific art production. 40% of the units were designated 'affordable' on construction.	Live/Work	master deed restricts 39 of 97 units for condo association approval of artist status in master deed (28 of 39 artist units are BRA restricted to moderate income households)	6
Northampton Lofts	South End	70-72 Northampton St	Boston	02118		Three units in Northampton Lofts have been set aside for BRA certified artists. These units will be restricted over a 50 year period.	Live/work	BRA deed restrictions requiring artists/affordability	4
Piano Factory	South End	791 Tremont St	Boston	02118		The building was renovated in the early 1970's using public financing for the development of affordable artist housing. Today, the property is without affordability restrictions and is increasingly market-rate housing, rather than artist housing.	Live/work		3
Wilkes Lofts	South End	1313 Washington St	Boston	02118		Located on the corner of Washington and Waltham Streets in Boston's South End, the development brings 155 units of housing to the neighborhood, 19 of which will be affordable. Ten units are being set aside for BRA certified artists. (this project is now occupied and be moved to the top part of this list)	Live/work	BRA deed restrictions requiring artists/affordability	46
Dover Lofts	South End	137-143 Berkeley St	Boston	02116		The project will include 13 residential units, 2 of which are being set-aside for artists at affordable sales prices. The artist units will feature street-front access and unit purchasers will submit a plan for the space for classes or retail uses. This project was city-owned land which was sold through an RFP process.		BRA deed restrictions requiring artists/affordability	48
Dartmouth Hotel	Dudley Square	49-61 Warren St	Boston	02119		Six out of 65 units are being set aside for BRA certified artists. This project will renovate a historic building located right in the heart of Dudley Square. All units in this building are affordable.	Live/work	BRA deed restrictions requiring artists/affordability	47
Hibernian Hall	Dudley Square	182-186 Dudley St	Boston	02119		Once complete, the building will serve as a permanent home for ACT Roxbury's cultural and arts programs, a cooperative storefront gallery featuring Roxbury artists and artisans, and studio and office space for arts-related businesses and educational organizations.	Work		43

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NAME	NEIGHBORHOOD	ADDRESS	CITY	ZIP	CONTACT	DESCRIPTION	TYPE	ID
CAMBRIDGE								
Cambridge Glass School	Cambridge	147 Sherman St	Cambridge	02138	Ian Lewis, glassschool@mindspring.com http://bostonglass.home.mindsp	The Cambridge Glass School provides instruction in glass blowing and work space for blowers.		28
Maud Morgan Visual Art Center	Cambridge	20 Sacramento St	Cambridge	02138	Terry DeLancey, Executive Director; tdelancy@agassiz.org, http://www.agassiz.org	Still in development, the Maud Morgan Visual Arts Center will provide children and practicing artists throughout Cambridge with programs and workspace for painting, drawing, printing, sculpture and ceramics.	Work	29
Essex Street Studios	Cambridgeport	32R Essex St	Cambridge	02139				24
Howard Street Studios	Cambridgeport	10 Howard St	Cambridge	02139				25
686 Massachusetts Ave	Central Square	686 Massachusetts Ave	Cambridge	02139		686 Mass Ave is a privately owned facility and the owner has made work spaces available to artists since the early 1990's. The space was originally used by an architectural firm but once that group moved out, the owner provided opportunities for artists to come in and assist in designing their own spaces. Currently there are two floors dedicated to artist work space serving approximately 8-10 artists. In addition to artist studios, there is a photography studio on one of the lower floors and dedicated retail space on the ground level.	Work	23
Tudor Street Studios	MIT/Central Square	17 Tudor St	Cambridge	02139		17 Tudor Street is an MIT owned facility in the Cambridgeport (borders on East Cambridge) section of town. MIT offers at-will rental agreements for work space to approximately 10-15 artists including visual artists, writers, illustrators and a consortium of printmakers.	Work	22
Brickyard Atrium	North Cambridge	90 Sherman St	Cambridge	02140		Brickyard Atrium houses artist work and gallery space.		26
Payne Elevator Building	North Cambridge	75 Richdale St	Cambridge	02140		A group of artists bought an old elevator factory outside of Porter Square in 1960's. The initial group holds the building together as a coop. Over time the building has become a mix of artist and non-artist housing. There are currently under 20 artists located in the space.	Live/Work	27
USA Towers Office Space	Hyde Park	100 Business St.	Hyde Park	02136	Tim Riley 617-333-4400	210,000 sf of former industrial space which developer is willing to convert to artist workspace. \$3psf if artist converts space themselves, \$9psf and they will build out the space build out. Working closely with Tommey Seygers at Artists at Large.	Work	53

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NAME	NEIGHBORHOOD	ADDRESS	CITY	ZIP	CONTACT	DESCRIPTION	TYPE	ID
SOMERVILLE								
11 Miller Street	Somerville	11 Miller St	Somerville	02143	617.497.9512	Built in 1881 as the Miller Bros. Casket Company, this renovated factory building is the studio space of twenty artists, artisans, and musicians. They have an Open Studios event in April.	Work	32
226 Pearl Street	Somerville	226 Pearl St	Somerville	02145	617-776-6968	The building houses five artist live/work spaces.	Live/Work	36
440R Somerville Avenue	Somerville	440R Somerville Ave	Somerville	02143		There are 10 work studios in this building, for painters and crafts people.	Work	31
Brickbottom Artists' Building	Somerville	One Fitchburg St	Somerville	02143	617-776-3410, www.brickbottomartists.com	The Brickbottom Building was transformed by a group of artists from a warehouse to a community of 150 live-in/work studios. It is one of the largest artist-developed spaces in the country. Brickbottom has a public open studio event every fall as well as a gallery. 250,000 sf. 46 units.	Live/Work	34
Central Street Studios	Somerville	57 Central St	Somerville	02143	Thea Paneth, 617.623.5590	A model maker, jewelry maker, collage artist, and several painters use these work studios. An open studio is held in May.	Work	30
Mix-It Studios Cooperative	Somerville	32 Clifton St	Somerville	02144	617.628.2052	Mix-It was one of the first studio buildings in Somerville developed to provide both living and working space. Established as a cooperative in 1987, the 7 units house painters, architects, writers, musicians, and printmakers. 17,000 sf, 7 units.	Live/Work	35
Mudflat Studio	Somerville	149 Broadway	Somerville	02145	Lynn Gervens, Director, 617.628.0589, lynn@mudflat.org, http://www.mudflat.org	Mudflat also offers studio rentals for 20 clay artists. Facilities include 3 classrooms with 27 electric wheels, 3 gas and 3 electric kilns, two glaze rooms, a spray booth. Class brochures are available. Mudflat artists, faculty and students participate	Work	37
Mystic Studios	Somerville	360 Mystic Ave	Somerville	02145	Robin Mandel, 617.666.4434, robinmandel@yahoo.com	Two painters, two sculptors, and one ceramicist share this studio building.	Work	39
The Washington Street Art Center	Somerville	321 Washington St	Somerville	02143	617.623.5315 (studios), http://www.kickball.com/artcen	The Washington Street Art Center, the newest artists' building in Somerville, provides studio workspace for professional painters, photographers, and writers, and serves as a community arts center. Founded by a cooperative of local artists, the Art Center	Work	33
Vernon Street Studios	Somerville	6 & 20 Vernon St	Somerville	02145	617.623.3010	In the 1970's, Rogers Foam began renting spaces in their factory building to artists for work space. Approximately 60 artists now have studios for painting, printmaking, ceramics, woodworking, installation, and other forms. Vernon Street artists were per	Work	38
Ames Safety Envelope	Somerville	24 Dane St	Sommerville	02143	Michael Shea	Conversion of Old Ames Safety Envelope Office Building into six units of artist housing. Currently under review by the Somerville Zoning Board. Has conditional approval	Live/Work	52
Joyce St Studios	Somerville	86 Joyce St	Somerville		Lousie Maxwell	Conversion of a former stoarge unit into a series of artist work spaces. 2 complete possibly up to eight.	work	54

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Useful Websites

Beyond the numerous web-sources listed in the report, those concerned with the creation of artist space might also find the following sources of interest:

City of Seattle, Office of Arts & Cultural Affairs

<http://seattle.gov/arts/>

- This website, while providing useful information about the local Seattle arts scene, includes access to Seattle's Artist Resource Network (www.artsresourcenetwork.org), this website is the USA's primary example of a well-constructed regional for artist technical assistance. With regards to workspace, it provides information for artists on finding space, funding opportunities, and provides online forums for artists to share development stories.

Investing in Creativity: A Study of the Support Structure for U.S. Artists

<http://www.usartistsreport.org/index.asp>

- This site is the national forum for the Investing in Creativity project, which measured artist demand for space, of which Boston was a participant.

Toronto Artscape

www.torontoartscape.on.ca

- The most valuable feature on this website is "Square Feet," a manual for artists on buying leasing and developing space specific to Toronto.

[A-N] Web, The Artists Information Company

www.an.co.uk

- This site is produced by an artist organization in Northern England. The content is based on visual artists' professional practices; most useful are the narrative put online by artists which illustrate personal practices and strategies.

New York Foundation for the Arts

www.nyfa.org

- NYFA has the most extensive national database of awards, services, and publications for artists of all disciplines. Artists, arts organizations, and the general public can access information from NYFA on over 3,400 arts organizations, 2,800 awards programs, 3,100 service programs, and 900 publications.

Boston Redevelopment Authority

www.bostonredevelopmentauthority.org

- The BRA's website allows artists to self certify and provides useful information to artists seeking affordable space. This assistance includes technical assistance and a directory of upcoming affordable housing opportunities.

List of Interviewees

Sabrina Aviles, Arts and Cultural Director, Inquilinos Boricuas en Accion, Boston, MA

Eva Clark, Executive Director, Mattapan Community Development Corporation,
Boston, MA

David Cortiella, Executive Director, Inquilinos Boricuas en Accion, Boston, MA

Amy Zell Ellsworth, President, Boston Dance Alliance, Boston, MA

George Fifield, Executive Director, Boston Cyberarts, Inc., Boston, MA

Cheryl Forte, Board member, Fort Point Cultural Coalition, Boston, MA

Jeff Goodman, Developer of Cornwall Studios, Boston, MA

Ken Good, Vice President Mass Development Finance, Boston, MA

Celia Grant, Madison Park Community Development Corporation, Roxbury, MA

John Grimes, Vice President, Boston Musicians Association, Belmont, MA

Brian Harris, Community Development Coordinator, Office of Housing and
Community Development, City of Somerville, Somerville, MA

Gregory Jenkins, Executive Director, Somerville Arts Council (not yet connected)

Matt Pearson, Photographer/Developer, Somerville, MA

Estella Johnson, Director, Office of Economic Development, City of Cambridge, MA

Robert Kuehn, Jr., Principal, Keene Development, Cambridge, MA

Judy McKie, Powderhouse Woodworkers, Medford, MA

Elaine Middleton, Project Manager, Economic Development, Office of Housing and
Community Development, City of Somerville, Somerville, MA

Chris Nau, Office Manager, Office Manager/Grants Assistant, Somerville Arts Council,
Somerville, MA

Jero Nesson, Director, Art Space, Maynard, MA

Jim Newton, NewArch developers, Boston, MA

Mark Norton, Project Manager, Dorchester Bay Economic Development Corporation,
Boston, MA

Tim Riley, Property Manager, USA towers, Hyde Park, MA

Michael Shea, Senior Vice President, Ames Safety Envelope Company, Somerville,
MA

Holly Sidford, President, Leveraging Investments in Creativity, New York

Kay Sloan, President, Massachusetts College of Art, Boston, MA

Cheryl Anne Watson, Assistant City Solicitor, City of Cambridge, Cambridge, MA

Jason Weeks, Executive Director, Cambridge Cultural Council, Cambridge, MA

Members of the Boston LINC Working Group:

New England Foundation for the Arts: Sam Miller, Executive Director

Boston Redevelopment Authority: Susan Hartnett, Director of Economic Development, Heidi Burbridge, Senior Project Manager, Artists Initiative, and Dana Whiteside, Deputy Director for Economic Programs and Administration

The Boston Foundation: Ann McQueen, Program Officer, Arts Fund

Massachusetts Cultural Council: Mary Kelley, Executive Director, and Charlie McDermott, Deputy Director, Boston, MA

LEF Foundation: Lyda Kuth, Director, and Louisa McCall, Program Manager, Cambridge, MA

Barr Foundation: Klare Shaw, Senior Associate for Community Development, Boston, MA

Fidelity Investments: Tom Lewis, Program Director, Boston, MA
