Folklife Lofts: Live, Create, Display

Xavier Vega
Grants Administrator
Southeast Overtown/Park West CRA
Artist Lofts Concept

- Adaptive re-use of a former rooming house (blt. 1960)
- Create a live/work facility for low-income, local artists
  - Income between 20% and 60% AMI
- Affordable, income–based rents
  - Rents capped @ 30% affordability threshold
- 2nd & 3rd floors = 6 studio apts.
  - 3 units per floor
  - 405 to 485 sq. ft. per unit
- 1st floor = art studio café
  - Open workspace and gallery
  - Café
Project Site
925 NW 2nd Ct., Miami, FL 33136
First Floor – Art Studio Café

Angelina’s
Miami, FL (Midtown)
First Floor – Art Studio Café

Dali Museum, St. Petersburg, FL

Art Enables, Washington, DC
Considerations

- **Location**
- **Affordability**
- **Space**
- **Sustainability**
Considerations

- Location
- Affordability
- Space
- Sustainability

INCOME LIMITS FOR 2015

<table>
<thead>
<tr>
<th>Household Size</th>
<th>20%</th>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>80%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Person</td>
<td>$6,980</td>
<td>$10,470</td>
<td>$13,960</td>
<td>$17,450</td>
<td>$20,940</td>
<td>$27,920</td>
</tr>
<tr>
<td>2 Person</td>
<td>$7,980</td>
<td>$11,970</td>
<td>$15,960</td>
<td>$19,950</td>
<td>$23,940</td>
<td>$31,920</td>
</tr>
<tr>
<td>3 Person</td>
<td>$8,980</td>
<td>$13,470</td>
<td>$17,960</td>
<td>$22,450</td>
<td>$26,940</td>
<td>$35,920</td>
</tr>
<tr>
<td>4 Person</td>
<td>$9,980</td>
<td>$14,970</td>
<td>$19,960</td>
<td>$24,950</td>
<td>$29,940</td>
<td>$39,920</td>
</tr>
<tr>
<td>5 Person</td>
<td>$10,780</td>
<td>$16,170</td>
<td>$21,560</td>
<td>$26,950</td>
<td>$32,340</td>
<td>$43,120</td>
</tr>
</tbody>
</table>

RENT LIMITS FOR 2015

<table>
<thead>
<tr>
<th>Bedrooms (People)</th>
<th>20%</th>
<th>30%</th>
<th>40%</th>
<th>50%</th>
<th>60%</th>
<th>80%</th>
<th>F.M.R.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio (1.0)</td>
<td>$174</td>
<td>$261</td>
<td>$349</td>
<td>$436</td>
<td>$610</td>
<td>$698</td>
<td>$745</td>
</tr>
<tr>
<td>1 Bedroom (2.0)</td>
<td>$199</td>
<td>$299</td>
<td>$399</td>
<td>$498</td>
<td>$698</td>
<td>$798</td>
<td>$907</td>
</tr>
<tr>
<td>2 Bedrooms (3.0)</td>
<td>$224</td>
<td>$336</td>
<td>$449</td>
<td>$561</td>
<td>$785</td>
<td>$898</td>
<td>$1,162</td>
</tr>
<tr>
<td>3 Bedrooms (4.0)</td>
<td>$249</td>
<td>$374</td>
<td>$499</td>
<td>$623</td>
<td>$873</td>
<td>$998</td>
<td>$1,594</td>
</tr>
<tr>
<td>4 Bedrooms (5.0)</td>
<td>$269</td>
<td>$404</td>
<td>$539</td>
<td>$673</td>
<td>$943</td>
<td>$1,078</td>
<td>$1,863</td>
</tr>
</tbody>
</table>
Considerations

- Location
- Affordability
- **Space (PENDING – Layout of Upper Floors)**
- Sustainability
Considerations

- Location
- Affordability
- Space
- Sustainability (PENDING – Layout of 1st Floor)