

Folklife Lofts:

Live, Create, Display



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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





2nd & 3rd Floors – Studio Apts.



First Floor – Art Studio Café

Angelina's
Miami, FL (Midtown)



First Floor – Art Studio Café

Dali Museum,
St. Petersburg, FL

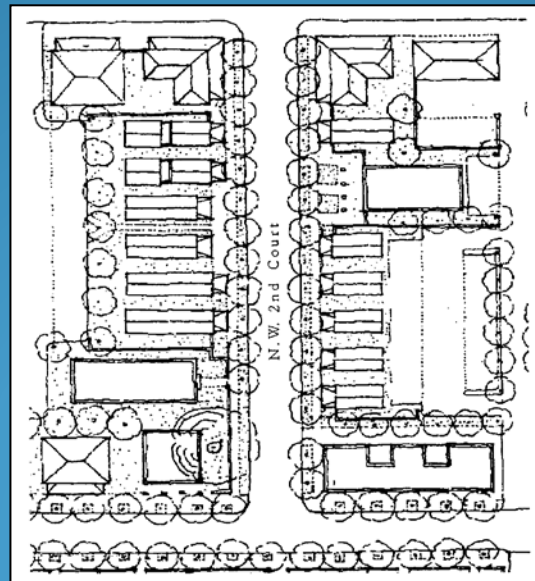
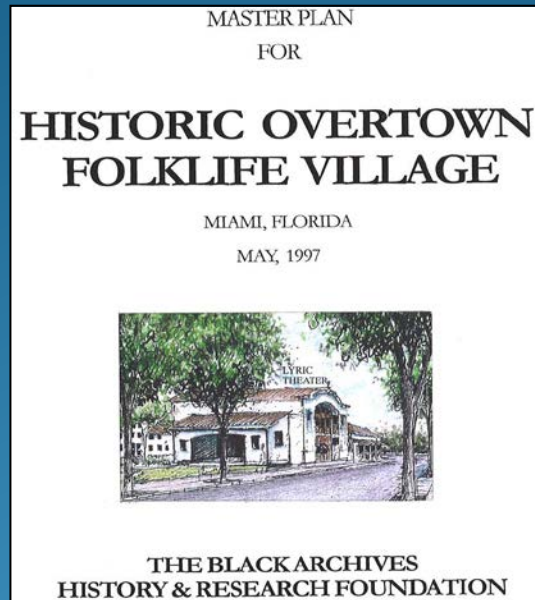


Art Enables
Washington, DC



Considerations

- ❖ Location
- ❖ Affordability
- ❖ Space
- ❖ Sustainability



SUGGESTED PROGRAM ACTIVITIES AND EVENTS

1. Black / Caribbean Historic Village

A. Food and retail services

- Outdoor prepared food market / fruit and vegetable market / barbecue stand
- Ethnic groceries selling specialty Caribbean and African foods and products
- Ethnic restaurants
- Crafts market for local and imported goods
- Specialty services such as beauty and barber shops

B. Cultural activities

- **Exhibition center and art gallery with dance, music and art studios**
- Historical museum highlighting Caribbean and South Florida's Black Heritage (walking tours of historic sites would emanate from here)
- Restaurants & nightclubs recalling the Harlem Renaissance
- Annual festival concentrating on local & imported crafts, wares, food and music
- Cyber-cafe with hot links to "gravity" and other black-oriented web sites
- Heritage entertainment district based on music to include: music stores, studio and rehearsal space for music and dance lessons (similar to Beale Street in Memphis)
- Ports-of-Call African and Caribbean consulates with offices to showcase their countries
- Preservation center and component of children's museum in the Dorsey House
- Tourism center at the Dorsey House
- Genealogical research: make Folklife Village a must visit for Black Americans seeking to trace their roots.
- Theatrical plays and shows (at expanded Lyric Theater)
- Hotels, bed and breakfasts
- A permanent home for the exhibit "The Ship"

Considerations

- ❖ Location
- ❖ **Affordability**
- ❖ Space
- ❖ Sustainability

**SOUTHEAST OVERTOWN / PARK WEST
COMMUNITY REDEVELOPMENT PLAN**

**Goal #3:
Housing: Infill,
Diversity, &
Retaining
Affordability**

INCOME LIMITS FOR 2015						
Household Size	20%	30%	40%	50%	60%	80%
1 Person	\$6,980	\$10,470	\$13,960	\$17,450	\$20,940	\$27,920
2 Person	\$7,980	\$11,970	\$15,960	\$19,950	\$23,940	\$31,920
3 Person	\$8,980	\$13,470	\$17,960	\$22,450	\$26,940	\$35,920
4 Person	\$9,980	\$14,970	\$19,960	\$24,950	\$29,940	\$39,920
5 Person	\$10,780	\$16,170	\$21,560	\$26,950	\$32,340	\$43,120

RENT LIMITS FOR 2015							
Bedrooms (People)	20%	30%	40%	50%	60%	80%	F.M.R.
Studio (1.0)	\$174	\$261	\$349	\$436	\$610	\$698	\$745
1 Bedroom (2.0)	\$199	\$299	\$399	\$498	\$698	\$798	\$907
2 Bedrooms (3.0)	\$224	\$336	\$449	\$561	\$785	\$898	\$1,162
3 Bedrooms (4.0)	\$249	\$374	\$499	\$623	\$873	\$998	\$1,594
4 Bedrooms (5.0)	\$269	\$404	\$539	\$673	\$943	\$1,078	\$1,863

Considerations

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

Considerations

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