

ARTISTS WANTED

SEVEN AFFORDABLE WORK/LIVE LOFTS

159 Second Street, Jersey City

Powerhouse Arts District Lottery

Available For Qualified Certified Artists for \$160,000-\$200,000

Qualified Artists will:

- Have not owned property in the last three (3) years
- Have an annual income of less than \$64,960 for 1-2 person household
- Be Certified as an Artist by the Jersey City Planning Board seven (7) days prior to lottery



Preapplication forms available beginning Tuesday, October 10, 2006, 9-4

Preference will be given to Certified Artists who live in Jersey City

Deadline for Application - Thursday, November 9, 2006 at 4PM

Department of Housing, Economic Development, & Commerce

30 Montgomery Street, Suite 1400, Jersey City, NJ

For more information call 201-547-4282

JERRAMIAH T. HEALY

MAYOR

BARBARA NETCHERT

DIRECTOR, HEDC

**Waldo Lofts - 159 Second Street - Work/Live Units –
Powerhouse Arts District
PRE-APPLICATION**

CONTACT INFORMATION:

Name of Applicant: _____

Home Address: _____

City _____ State _____ Zip Code _____

Are You Currently a Certified Jersey City Artist ? Yes___ NO___ ***If No, Stop Here and Complete Attached Artist Certification Application.* Only Artists Certified by the Jersey City Artist Certification Board will be Considered.***

Phone Number(s): H: _____

W: _____

C: _____

Email Address: _____

HOUSEHOLD INFORMATION

1. Number of persons in your household _____

2. Total yearly household income \$ _____
(Include wages for all family members 18 years and older).

3. Do you presently own property? Yes ___ No ___
If yes, please explain: _____

Signature of Applicant _____

Date _____

NOTE: This application must be **hand-delivered or mailed to:**
CITY OF JERSEY CITY
HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
30 MONTGOMERY STREET, DIRECTOR'S OFFICE – SUITE 1400
JERSEY CITY, NJ 07302

All applications must be received or postmarked by Thursday, November 9, 2006. No faxes or emails will be accepted.

**Waldo Lofts – 159 Second Street– Work/Live Artist Units
Powerhouse Arts District
Fact Sheet
AVAILABILITY OF PRE-APPLICATIONS**

The City of Jersey City, Department of Housing, Economic Development & Commerce, is offering Pre-Applications for the Waldo Lofts – 159 Second Street – Work/Live Artist Units. There are seven units available to qualified artists for the non-negotiable price of \$160,000 to \$200,000 based on square footage and income guidelines. This program will provide increased opportunities for affordable homeownership in the Powerhouse Arts District for Jersey City Certified Artists.

Pre-Application Forms will be available beginning on Tuesday, October 10, 2006, between the hours of 9:00 A.M. to 4:00 P.M. at the following location:

**CITY OF JERSEY CITY
HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
30 MONTGOMERY STREET, DIRECTOR'S OFFICE – SUITE 1400
JERSEY CITY, NJ 07302
201-547-4282– For Additional Information**

Pre-Application Forms **must** be returned to the Department of Housing, Economic Development & Commerce at the above address. **Forms should be hand delivered to Housing, Economic Development & Commerce no later than Thursday, November 9, 2006 at 4:00 P.M.** If mailed, forms must be post marked by Thursday, November 9, 2006

In order to qualify for the Waldo Lofts – 159 Second Street – Work/Live Units, the annual household adjusted gross income must be no more than \$64,960.00

Unit #	Square Ft.	Cost Based on Sq. Ft.
303	829	\$160,000
504	890	\$172,000
205	910	\$176,000
407	910	\$176,000
605	910	\$176,000
302	1017	\$196,000
201	1035	\$200,000

Preference will be given to **certified artists** who live in Jersey City. In order to be considered for a Work/Live Artist Unit, applicants must meet the following criteria:

- Have not owned property in the last three (3) years
- Meet the income criteria
- Certified as Artist by the Jersey City Planning Board seven (7) days prior to lottery
- Must Qualify for a Mortgage in the Amount of Unit Price*
- Mortgage must adhere HEDC Criteria prior to final approval and closing
- Deed and Mortgage Restrictions on Future Sales will Apply

All qualified artists will be placed in a lottery to determine the equitable distribution of the seven available units. Lottery date has yet to be determined.

***Less any down payment. Pre-Qualification and Good Faith Estimate from an Accredited Financial Institution will be required prior to lottery.**

Waldo Lofts – 159 Second Street – Work/Live Artist Units
Powerhouse Arts District
Frequently Asked Questions

1. **When will applications be available?** Applications will be from Tuesday, October 10, 2006 through Thursday, November 9, 2006.
2. **How do I get an application?** You may pick up an application Monday to Friday, between the hours of 9:00am and 4:00pm at the Department of Housing, Economic Development and Commerce, 30 Montgomery Street – Suite 1400, Jersey City, New Jersey. You may also download the application from the City of Jersey City web-site: www.cityofjerseycity.com/hedc
3. **How many units are available?** There are seven units available for this program.
4. **What are the income guidelines?** Your household average less than \$64,960.00 per year over the last three years. You must be able to qualify for a mortgage in amount of \$200,000.00, less any cash deposit prior to lottery.
5. **How do I become a Certified Artist?** You will need to fill out an application and submit it to the Jersey City Planning Board/Artist Certification Board. An Artist Certification Application with FAQs is enclosed as part of the Waldo Lofts – 159 Second Street Application package. You must submit your Artist Certification Application by the October 9, 2006 deadline to be considered for this program. All applications submitted on or before the deadline will be considered for certification.
6. **May I apply with a spouse or significant other who is not a Certified Artist?** Yes, but they must be included on the deed and your total income must not exceed the income guideline.
7. **Are there other programs available?** There will be in the near future, but these are the only units available at this time. The particulars with other programs may be different, but you are free to re-apply, should you not qualify this time.
8. **If I qualify for a unit, may I sell it in the future?** You can sell it, but there will be mortgage restrictions in place to keep the unit as affordable for a period of twenty years.
9. **I do not live in Jersey City, should I still apply?** Yes, while preference will be given to **Certified Artists** who live in Jersey City, all are welcome to apply.
10. **If more than seven artists qualify, how will the units be awarded?** There will be lottery to determine who gets the six units, as well as who will get which unit.
11. **What is size are the units?** They range in size from 829 sq. ft. to 1035 sq. ft. and are priced accordingly.
12. **I currently own a home, should I apply?** No, in order to qualify you must not have owned a home in the last three years.



ARTIST CERTIFICATION APPLICATION

(Each individual applicant should submit a separate application.)

NAME: _____

HOME PHONE: (_____) _____

BUSINESS PHONE: (_____) _____

ADDRESS: _____

CITY, STATE: _____ ZIP _____

FINE ARTS DISCIPLINE: _____

DO YOU NOW RESIDE IN A WORK/LIVE SPACE? _____

WHAT IS YOUR PRESENT AMOUNT OF LIVING SPACE IN SQUARE FEET? _____

WHAT IS YOUR PRESENT AMOUNT OF WORK SPACE? _____

HOW MUCH WORK/LIVE SPACE WILL YOU NEED? _____

ON A SEPARATE SHEET, PLEASE PROVIDE THE FOLLOWING INFORMATION:

1. Describe your particular art form and explain why a large space is necessary for its creation.
2. Submit a professional fine arts resume pertinent to your work. Include educational background, professional training, public exhibitions and/or performances, critical reviews, awards and fellowships. Be sure to include dates.
3. Submit documentation appropriate to your particular art form. Your documentation should reflect a body of work **over the last 5 years**, up to and including recent work. Student work, in and of itself, will not meet the criteria for certification. Below are examples of the kinds of support materials that should accompany your application:

Visual artists: 15-20 labeled slides in a plastic slide sheet and/or photographs of work completed in the last 5 years; announcements, catalogs, reviews, articles, etc.

Music composition: scores, tapes, reviews, performance announcements, etc.

Choreography: videos, written notations, reviews, performance announcements, etc.

Fiction/Poetry: published and unpublished works and drafts, reviews, announcements of readings/stagings, etc.

Film/Video/Performance Art: examples of work, reviews, announcements, playbills, etc.

All documentation should include, where appropriate, the date of creation, medium, size and title of the work.

In some cases, the Artists' Certification Board may request more support materials such as recommendations, lease and transcripts, or an interview with the applicant.

ALL SUPPORT MATERIALS BECOME THE PROPERTY OF THE JERSEY CITY PLANNING DIVISION AND WILL BE KEPT IN A PUBLIC RESOURCE REGISTRY. THEY WILL NOT BE RETURNED.

DO NOT SUBMIT ORIGINAL WORK.

The undersigned hereby certifies that he or she is currently engaged in the fine arts as a career, and that the statements and information set forth above and/or annexed to this application are true to the best of his or her knowledge, and that the materials submitted in support of this application represent the applicant's own work.

Signature

Date

ARTICLE II

LAND USE BOARDS, COMMISSIONS AND ADVISORY BOARDS

345-11 ARTIST CERTIFICATION BOARD

A. Establishment of an Artist Certification Board

1. There is hereby created an Artists' Certification Board (ACB), which shall serve as a citizens' advisory board to the Planning Board, pursuant to N.J.S.A.40:55D-27.a. The ACB shall be in, but not of, the Division of City Planning. The ACB is essentially an artists' peer review committee. In order to reside in a work/live studio in the WALDO, an artist must be so certified by the Planning Board. The Planning Board shall be guided in this certification by the recommendation made by the ACB. The Planning Board may reject the recommendation of the ACB, but the reasons for such rejection must be clearly stated in the resolution approved by the Board.
2. The ACB shall be comprised of persons knowledgeable in the arts. It shall consist of five (5) full members, with no more than two (2) additional alternate members who may vote in the absence of full members. A minimum of three (3) full members of the ACB shall be professional artists. All members shall be appointed by the Mayor. After the initial appointments are made, all terms shall run for four (4) years.
3. The ACB shall review application filed by persons who are interested in occupying work/live space in the WALDO as either owners, tenants or sub-tenants, to determine if the applicant can be certified to occupy such space.
4. The following shall serve as criteria to be used by the ACB in certifying an artist: 1) the artists' commitment to the fine arts as a career; 2) the need for large loft space in which to create his or her art; 3) education; 4) current body of work; 5) exhibition record; 6) references from other artists or art professionals. In no event shall the content of the art created be used as a criterion to determine eligibility to occupy work/live space in the WALDO.
5. The recommendation of the ACB to the Planning Board shall be submitted to the Planning Board within thirty (30) days of the ACB's decision, and shall state the reasons for the decision with specific reference to one or more of the criteria set forth in paragraph four (4) above.
6. Once an artist is certified by the Planning Board, the Planning Board shall forward a copy of its certification decision to the Zoning Officer, who shall retain the certification in the Zoning Officer's files. The certification shall expire five (5) years after the date of the decision by the Planning Board. Renewal applications may be filed. In the event a certified artist is divorced or dies, the family of the artist occupying the work/live space shall be given a two (2) year grace period.