

For Nov. 10<sup>th</sup> Planning Commission's Discussion of Plan BTV South End

**"Artists in Residence" Proposal:  
Affordable Work/Live Opportunities for Artists in the Enterprise District**

Within the Enterprise Zone of the South End, we propose to amend the current zoning to allow for the creation and preservation of studio space in conjunction with permanently affordable housing specifically for those pursuing careers in the arts. The arts include, but are not limited to, painting, sculpture, drawing, photography, film, video, theatre, dance, performance art, graphic arts, music, architecture, and the design/fabrication of furniture, clothing, jewelry, etc.

There are successful examples of affordable work/live units for artists around the country, including right here in Burlington. The Rose Street Artists' Co-op in the Old North End, a model of creative, adaptive re-use, serves 12 artist households who meet the income limits of the Low Income Housing Tax Credit program. Rose Street has a long waiting list indicating high, pent-up demand for affordable work/live apartments for artists in our city. *Note: Eligibility for affordable units requires that household income does not exceed a certain percentage of Area Median Income. Maximum income limits depend on a project's specific funding program requirements, typically ranging from 50% to 100% of AMI.*

The intent of this proposal is to narrowly focus on strengthening the arts district by increasing studio space and providing affordable housing units for artists. It is not intended to introduce or revisit the broader issue of housing of all types or price points in the Enterprise Zone.

Adding the opportunity for artists to work and live affordably in Burlington's Enterprise Zone would:

- enhance the viability and sustainability of individual artists and the arts community as a whole
- encourage creative collaboration and marketing opportunities
- address the city's critical need for affordable housing, specifically amongst artists
- be compatible with the commercial and manufacturing nature of the Enterprise Zone
- enhance the overall economic diversity and cultural vibrancy of the area
- enliven the neighborhood and provide eyes on the street for greater security, 24/7
- encourage walking, biking, and reduced reliance on automobiles for residents and patrons
- be a win-win for artists and the city!

Respectfully submitted for consideration by our fellow Planning Commissioners,

Emily Lee  
Jennifer Wallace-Brodeur  
Lee Buffinton

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PLANNING & ZONING