



APPLICATION OVERVIEW

WAL is a mixed-use, mixed-income community for artists located in the historic R Street District in downtown Sacramento. The community includes 116 rental apartments, ranging from studios to three-bedroom units. The buildings include a variety of tenant amenities, including on-site management, resident services, on-site laundry facilities, secure parking garage, a classroom, community room, dance studio/multi-purpose space, landscaped courtyard, and rooftop BBQ and picnic area. WAL is a place for creative individuals and households to live, work, learn, share and collaborate with one another.

The mixed-income community includes rent-restricted units, whose tenants must meet income and asset restrictions. While all people may apply for residency at WAL, preference in tenant selection will be given to those involved in artistic activities.

APPLICATION PROCESS

Prospective tenants will complete an Application and an Artist Questionnaire. The applications will be received and processed in accordance with CA Tax Credit Allocation Committee guidelines and all Fair Housing regulations. We will perform a financial evaluation and background/credit check for each adult and a fee of \$30 per adult will be required along with the Application.

Following the initial screening, households will then be evaluated based on responses to the Artist Questionnaire. Artist Questionnaires will be reviewed by at least two members of WAL's Artist Selection Panel (ASP). For the initial lease-up period, the ASP will include a member of the ownership group, a member of WAL's staff, a professional artist independent of WAL and a member of the Capitol Area Development Authority.

ARTIST QUALIFICATION

We appreciate the challenge of determining one's interest and involvement in artistic activities. For the purpose of our Artist Selection Panel, WAL's definition of artist will be:

An artist is a person who promotes or creates visual art, literary art, new media art or performing art, using imagination, skill or talent to create works of aesthetic value.

It is not necessary for the creation of art to be a source of income for the artist. It is, however, necessary that the person demonstrates a commitment to participating in art.

Examples of various art disciplines are:

Visual Arts – drawing, painting, sculpture, printmaking, ceramics, photography, architecture

Literary Arts – writing of drama, poetry, novels, short stories; creative writing

New Media Arts – digital art, interactive art, computer animation, computer graphics

Performing Arts – dance, music, opera, comedy, magic, theater, film, acrobatics

ASP will not judge the quality of an artist's work, but will instead determine the level to which an artist is committed to and participates in their form of art.



WAITING LIST PROCEDURE

Once a particular unit type has been filled and is no longer available, a waiting list will be formed based on completed and approved applications in chronological order of when they were approved. Qualified artists will be on a separate waiting list from non-artists and will be given preference over non-artist applicants should that particular unit type become available.

AFFORDABILITY

Many units in the property have income and rent restrictions which are set annually. Based on 2018 CA Tax Credit Allocation Committee guidelines, and subject to change, income limits and rents are:

INCOME LIMITS	1-Person	2-Person	3-Person	4-Person	5-Person
30% AREA MEDIAN INCOME	\$16,830	\$19,230	\$21,630	\$24,030	\$25,980
40% AMI	\$22,440	\$25,640	\$28,840	\$32,040	\$34,640
50% AMI	\$28,050	\$32,050	\$36,050	\$40,050	\$43,300
60% AMI	\$33,660	\$38,460	\$43,260	\$48,060	\$51,960

RENT LIMITS	Studio	1-Bedroom	2-Bedroom	3-Bedroom
30% AMI	\$420	\$450	\$540	\$625
40% AMI	\$561	\$601	\$721	
50% AMI	\$701	\$751	\$901	\$1,041
60% AMI	\$841	\$901	\$1,081	\$1,250

In addition to affordable housing for artists, WAL will also include market rate units that will not come with any income restrictions.

PET AND SMOKING POLICY

WAL is a pet friendly community! One dog (up to 35 pounds) OR up to two cats are permitted per household, with a deposit of \$500 per pet. WAL prohibits the following breeds from living at the community: pitbulls, rottweilers, German shepherds, huskies, Alaskan malamutes, doberman pinschers, chows, presa canarios, boxers and dalmations.

The majority of the units at WAL are non-smoking, however there are 14 units in the new building that have been designated as smoking units. There will also be designated outdoor areas in the community where smoking will be allowed.

RESIDENCE RESTRICTIONS

The tax-credit financed units must be the tenants' sole residence.

WAL is a secure community, and it is prohibited for residents to operate businesses in their dwelling units.

FAIR HOUSING

Federal, state, and local laws make it illegal to discriminate in the provision of housing based on protected class. WAL encourages all people to apply, regardless of race, color, religion, sex, national origin, marital status, ancestry, sexual orientation, source of income, familial status, or disability.

