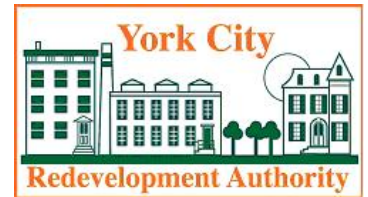




The City of York
Economic Development Department
And Redevelopment Authority

Mayor C. Kim Bracey



The York City Artist Homestead Program
The Nation's Only Citywide Artist Relocation Program
Introduction & Application

January 2010



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January, 2010

Hello Artist,

Boasting some of the most historic and eclectic architecture and most inexpensive properties on the east coast, York City extends an invitation to artists of a broad range of mediums to stoke a hearth and to put up a shingle in our Revolutionary City. Originally conceived as a program exclusively for visual artists, already five live-above-work artists have set up shop and home in the city as part of the program.¹ We want to continue that momentum by incentivizing artists of other mediums to own a home in York.

Therefore, juried visual artists, sculptors, architects, landscape designers, computer designers, marketing and public relations designers, wallpaper and other design professionals, licensed engineers, culinary artists, restaurateurs, bakers, performing artists (e.g., musicians, acoustic and vocal performers, comedienne), art instructors and professors, artisans, woodworkers and craftspeople, hand-made soap and candle makers, hand-made jewelers, florists, dressmakers and clothing designers, professional writers and drafters, including reporters, poets, and cartoonists who derive a portion of their income from their artistic endeavor are encouraged to apply. One need not be a full-time artist to apply.

In addition, the Redevelopment Authority automatically will approve as "artists" those recent graduates (i.e., Artist Homestead application signed and submitted within five years of one's date of graduation for an associate degree or other appropriate degree) of the Art Institute of York, the Culinary Arts Institute of the York Technical Institute, or the fine arts program of York College of Pennsylvania

The Citywide Artist Homestead initiative, the only citywide artist relocation and homeownership program in the United States, offers two tiers of financial and amenity incentives to artists who purchase homes in the City of York, with priority given to artists who establish live-above-work studios.

We encourage you to complete and submit an application. If you would like to learn more about our Victorian Village with a Revolutionary Soul, call 717.849.2290 to plan a visit and personalized tour. Join the Artist Revolution!

¹ York's novel program is based loosely on the highly successful Artist Relocation program in Paducah, Kentucky. In the summer of 2005, the Pennsylvania Council of the Arts ("PCA") and the Cultural Alliance of York County, with special thanks to the Cultural Alliance's Executive Director, Joanne Riley, sponsored a trip to Paducah, Kentucky so civic leaders could study and meet the artists who live in Paducah's Lowertown Arts District, a once blighted neighborhood that is now revitalized through artists, arts, and retailers. Long-time York philanthropist and banker, Robert F. Pullo, and City Economic Development Director, Matthew Jackson, made the trek to Paducah with the PCA contingent to listen, learn, and brainstorm. The City of York Redevelopment Authority launched York's Citywide Artist Homestead Program in 2006.



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TOP TIER INCENTIVES FOR NEW LIVE-ABOVE-WORK ARTIST HOMESTEADERS

The following incentives are being offered to juried artists who will become new homeowners in the City of York and who will operate studios and retail galleries at their live-work residences.

- \$5,000 Forgivable Loan Forgiven Over 5 Years Of Homesteading. Total amount is provided by check at settlement.
- \$3,000 Worth of One-on-One Architectural Counseling Courtesy Of York-Based Murphy & Dittenhafer Architects or SAA Architects.
- Loan Financing via PeoplesBank.

In addition to the above incentives, the City has arranged an attractive array of Starving Artist incentives, listed on the following page.

INCENTIVES FOR NEW ARTIST HOMESTEADERS WHOSE WORKPLACES ARE NOT CONNECTED TO THEIR HOMES AND EXISTING HOMESTEADERS WHO MAKE SIGNIFICANT IMPROVEMENTS TO THEIR LIVE-ABOVE-WORK STUDIOS AND GALLERIES.

Current city homeowners/artists who propose significant improvements to their live-work studios as well as new artist homesteaders who purchase homes in city neighborhoods not zoned for live-above-work studios and/or retail may qualify for the following:

- \$1,000 Forgivable Loan Forgiven Over 4 Years Of Homesteading. Check is provided, for new homesteaders, at settlement, and, for existing homesteaders, upon satisfactory proof of significant improvements to their live-above-work studios, galleries, or sculpture parks.
- \$1,000 Worth of One-on-One Architectural Counseling Courtesy Of York-Based Murphy & Dittenhafer Architects or SAA Architects.
- Loan Financing via PeoplesBank.

In addition to the above incentives, artists qualifying under this second tier of incentives also are eligible to receive our Starving Artist incentives, listed on the following page.

York is conveniently located in south central Pennsylvania, in perfect proximity to the creative corridor of Philadelphia, New Hope, New York, Baltimore, Washington, D.C. and Pittsburgh. We welcome you to visit our York, a Victorian Village with a Revolutionary Soul! Check out www.revyork.com to learn of the exciting progress and projects in the city. Also, call 717.849.2290 to plan a visit and personalized tour. Join the Artist Revolution in York, "A Revolutionary Experience"!



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JOIN THE ARTISTIC REVOLUTION!

York City Artist Homestead Program In A Nutshell

- Eligible Artists include variations of the visual, industrial, performing, and written arts.
- Average Loan Package of fixed rate financing near prime rates for qualified artists provided by PeoplesBank. Refinancing on same terms for existing artist homesteader applicants.
- **CITYWIDE: ANY York City residential properties in zoning districts that accommodate first-floor retail, as well as commercial, warehouse, storage properties that receive zoning approval for conversion to mixed-use residential are eligible.** Mortgage insurance required. Zoning approval must be arranged through the City of York Zoning Office.
- For new Artist Homesteaders (i.e., top tier incentive recipients), artist will be owner-occupant of live-work structure, will sell and/or provide art from her/his homestead, and will be registered as a home business with the city with minimum of 15 hrs weekly open studio or gallery 'store' hours.
- City Redevelopment Authority provides the forgivable loan dollars to juried artist homesteaders on a first-come, first-served basis and subject to its budget. The Redevelopment Authority reserves the right to decline any application based upon juried or budgetary grounds.

Seven Reasons To Join In – But do you really need seven?

1. **Artist Broadly Defined.** Artists who derive a portion of their incomes from visual, industrial, performing, or written mediums are encouraged to apply.
2. **Inexpensive Historic Structures And Raw Space Available,** as well as vacant lots and other structures owned by the City of York Redevelopment Authority.
3. **Zero Interest, Forgivable Loans Of \$5,000 For Live-Above-Work Artist Homesteader And Zero Interest, Forgivable Loan of \$1,000 For Other Artist Homesteaders.** A panel will jury artists judged on strength of application, quality of work, and/or business plan. Loan is forgivable based upon duration of homesteading.
4. **Free Architectural fees up to \$3,000** for services of York City architects per artist/homeowner.
5. **Aggressive Residential Tax Abatement Program (ReTAP): 100%, TEN YEAR City & County Tax Exemption** on value of improvements of rehabilitation, adaptive re-use, or new construction.
6. **Free Promotions.** City-issued press release, ribbon-cutting ceremony, art reception with local artists at local galleries, free website listing, and feature on White Rose Cable Television.
7. **Free YWCA Gym Membership with unlimited fitness and aquatic classes for one year.**



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City of York, Pennsylvania
Artist Homestead Application

Please Attach an Artist Statement, Curriculum Vitae & Resume for review.

Please include images of artwork. DO NOT include slides, if you have slides please have the image(s) printed out for review. All images MUST be submitted either hard copy print out, or digitally via cd-rom.

Artist Information

Artist Name (under which taxes are filed)

Business Tax ID Number

Home Address (not P.O. Box)

Date of Birth

City State Zip

Existing City Resident: Y/N _____

Social Security Number

Telephone

Facsimile

Email Address

Website/URL

Property address you intend to purchase:



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Existing Artist

If you are an existing artist resident, please tell us about the property improvements you plan to make:
(Please feel free to include any attachments, addenda or images that enhance this description)

Employment

Place of Employment _____

Description/Nature of Business _____

Years Employed _____

Business Address _____

City _____ State _____ Zip _____

Please Answer all Questions: If you answer "yes" to questions 1, 2, or 3 please explain.

1. Are you currently involved in any litigation or other legal claims?

No Yes _____

2. Have you ever declared bankruptcy?

No Yes Date: _____

3. Are your Personal, Business or Real Estate taxes currently past due?

No Yes Amount: _____



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If you are considered a self-employed artist, please answer questions below.

Own Home Rent Home Number of Years at this Residence

Market Value of Residence Amount Owed Monthly Mortgage

Annual Personal Income Personal Cash Deposits & Investments

Name of Banking Institution

Authorization Agreement

DUE TO THE PASSING OF THE "USA PATRIOT ACT" WE ARE OBLIGATED TO DO THE FOLLOWING: VERIFICATION OF CUSTOMER IDENTITY - Federal laws and regulations require us to request information from you prior to opening an account or adding an additional signatory to an account.

Authorized Signer Date



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Checklist to Return to:

City of York
Economic Development Department
Attn: Artist Homestead
49 East Market Street
York, PA 17401

- COMPLETED Artist Homestead Application**
- Artist Statement of intentions in moving to York City**
- Artist Resume**
- Artist Curriculum Vitae**
- Images of Artwork (digital or print)**
- Letter of Recommendation – preferably from fellow artist or representative of arts community.**
- Attachment of proposed improvements to property accommodating studio, gallery, art park, where applicable.**



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Draft Artist Homestead Agreement

(Note that this is only a DRAFT. Each agreement will be individualized based upon the proposed application, the proposed neighborhood for homesteading, and zoning district of homesteading)

This agreement, dated _____ is between the City of York Redevelopment Authority (RDA) and, _____, ("Artist Homesteader", "Homesteader"). The undersigned attests that he/she understands and will comply with the following requirements of the City of York Artist Homestead program.

Artist Homesteader will purchase the home located at _____ within sixty (60) days of the execution of this agreement, and establish a live/work studio. The RDA forgivable loan shall be used exclusively towards the purchase of the aforementioned property. The Artist Homesteader will use the property as his/her primary residence, artist studio and will establish a gallery studio presence accessible to the public.

Within six (6) months, the property will be city-code compliant and a registered business in the City of York, as approved by the City of York Permits Planning & Zoning office. The property will be open to the public at a minimum of 15 hours per week and the gallery/studio will be open to the public during downtown cultural events, including but not limited to First Fridays, Yorkfest and Olde York Street Fair.

The \$5,000.00/\$1,000 forgivable loan is from the City of York Redevelopment Authority (RDA). The loan will be forgiven twenty (20) percent of \$5,000.00/\$1,000, or \$1,000.00/\$250 per year, each year over the next five (5) years. In year six (6) the loan will be completely forgiven, 100% of the \$5,000.00/\$1,000. Therefore, on _____, if Artist Homestead complies with all conditions herein, the RDA \$5,000.00 loan will be completely forgiven 100% of the value. If the undersigned artist should relocate from the aforementioned property, or does not occupy the property as the primary residence, the RDA has full authority to recover a prorated portion of the forgivable loan. The RDA has authority to use any financial recovery means necessary.

Artist Homesteader agrees and understands the aforementioned policy of the RDA and the aforementioned expectations of the RDA that accompany the [\$5,000.00/\$1,000] forgivable financial loan.



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Artist Homestead Agreement

This agreement, dated _____, is between the City of York Redevelopment Authority (RDA) and, _____, ("HOMESTEADER"). The undersigned artist attests that he/she understands and will comply with the following goals and objectives of the City of York Artist Homestead program.

Artist Homesteader will purchase the home located at _____, within sixty (60) days of the execution of this agreement, and establish a live/work studio. The RDA forgivable loan shall be used exclusively towards the purchase of the aforementioned property. The Artist Homesteader will use the property as the primary residence, artist studio and will establish a gallery studio presence accessible to the public.

Within six (6) months the property will be city-code compliant and a HOMESTEADER will register as official business in the City of York, through the City of York Permits Planning & Zoning office. The property will be open to the public at a minimum of 15 hours per week and the gallery/studio will be open and participate in downtown cultural events, including but not limited to First Fridays in Downtown York, Yorkfest and Olde York Street Fair.

The \$5,000.00 forgivable loan is from the City of York Redevelopment Authority (RDA). The loan will be forgiven twenty (20) percent of \$5,000.00, or \$1,000.00 per year, each year over the next five (5) years. In year six (6) the loan will be completely forgiven, 100% of the \$5,000.00. Therefore, _____, if Artist Homestead complies with all conditions herein, the RDA \$5,000.00 loan will be completely forgiven 100% of the value. If the undersigned artist should relocate from the aforementioned property, or does not occupy the property as the primary residence, the RDA has full authority to recover a prorated portion of the forgivable loan. The RDA has authority to use any financial recovery means necessary.

Artist Homesteader agrees and understands the aforementioned policy of the RDA and the aforementioned expectations of the RDA that accompany the \$5,000.00 forgivable financial loan.

As the primary resident of _____, in the City of York, Pennsylvania, Artist Homesteader attests to have been fully explained the policy and expectations of the RDA and that he/she will be responsible to pay-back a prorated amount of \$5,000.00 commensurate to the time at which the Artist Homesteader relocated from _____, transferred the property through sale or has declined



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using the aforementioned property as the Artist Homesteader's primary residence; or if the Artist Homesteader is found not in non-compliance to the original goals, objectives and expectations herein of the City of York Artist Homestead program. If the artist is found in non-compliance, it can be determined solely by the staff of the RDA, and provided through written notice to homesteader.

In addition, Homesteader covenants to promote the Artist Homestead program through word-of-mouth and a visible icon provided by the RDA to be posted the property structure, visible from the street level and to otherwise promote the program.

By accepting this agreement, HOMESTEADER consents that RDA will affix a lien in the amount of \$5,000.00 to certain real property collateral owned by HOMESTEADER at the address of _____. The lien upon this property ranks in priority with other liens upon said property in accordance with the date on which this agreement is executed. HOMESTEADER consents to the placement of this lien, and understands that the RDA holds legal claim over HOMESTEADER property, equipment or an otherwise noted asset to protect and

secure the debt obligation and the repayment of \$5,000.00. This lien is the legal right of the lender, if HOMESTEADER is found in breach of this agreement and defaults on repayment of the prorated balance of loan.

I, the undersigned understand and commit to the terms defined in this agreement and agree to publicly support and promote the City of York Artist Homestead program.

X _____ Date
Artist Homesteader

X _____ Date
Redevelopment Authority

X _____ Date
Witness