



# APPLICATION OVERVIEW

TAL (Truckee Artist Lofts) is a mixed-use, affordable housing community for artists and local workforce, located at the Truckee Railyard Project in downtown Truckee. The community includes 76 income-restricted rental apartments, ranging from studios to three-bedroom units, and ground floor commercial/retail space.

TAL is a place for creative individuals and households to live, work, learn and collaborate with one another. The building and units include features specifically designed for Truckee-area artists. TAL's common areas include an Art Room, Band Room, and outdoor common terrace with a BBQ picnic area overlooking gorgeous views of the Truckee mountains. On-Site parking, Laundry Facilities, along with a unique mix of ground floor commercial/retail space will make TAL a truly unique live/work/play environment.

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

## APPLICATION PROCESS

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With the goal of filling affordable units in Truckee with artistic occupants that have a tie to the community, all interested applicants are asked to first complete and submit the **TAL Incentive Program pre-application**.

The TAL Incentive Program pre-application awards **9 points** to members who are artists; **3 points** to members of the local workforce (applicants who work in the town of Truckee) **or** are current residents of Nevada County; **2 points** to members who are Veterans; and **1 point** to members enrolled in pre-K through 12 schools within a 40 mile radius of TAL. **0 is the minimum and 15 is the maximum number of points awarded**; per household.

Documents required to qualify for the TAL Incentive Program points:

- **Artist, 9 points:** please download and complete the TAL Artist's Questionnaire. Submit this questionnaire, along with copies of your work (print, online links, CDs), when you are asked to provide proof for the TAL Incentive pre-application.

Artist Questionnaires will be reviewed by at least two members of TAL's Artist Selection Panel (ASP). For the initial lease-up period, the ASP will include a member of the ownership group, a member of TAL's staff, and a professional artist independent of TAL.

- **Local Workforce, 3 points:** written verification from an employer within the town of Truckee that states the employee's official employer and employment position, term of



employment, the average amount of hours worked each week for the past six months, and the employee's primary place of work. In cases where an employer or a home occupation entrepreneur is applying, tax documentation and a copy of the business license must be provided.

- **Veteran, 2 points:** a copy of the member's military ID or Veteran Benefit letter.
- **Pre-K through 12 school student within 40 mile radius, 1 point:** written verification from an accredited educational institution proving that at least one member of the household is a full-time student. Furthermore, the household must satisfy CTCAC student eligibility requirements.

Once the pre-application is accepted, reviewed and scored, applicants will be contacted to submit the full **TAL Rental Application**. Upon successful completion of a background check, applicants will be contacted to begin the formal intake process of qualifying for affordable housing.

Fully qualified households, determined after all income and assets have been verified, will then be offered an opportunity to lease at TAL, or be placed on our waitlist.

## ARTIST QUALIFICATION

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We appreciate the challenge of determining one's interest and involvement in artistic activities. For the purpose of our Artist Selection Panel, TAL'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

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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

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All units in the property have income and rent restrictions which are set annually. Based on 2021 CA Tax Credit Allocation Committee guidelines, and subject to change, income limits and rents are:

<b>INCOME LIMITS</b>	<b>1-Person</b>	<b>2-Person</b>	<b>3-Person</b>	<b>4-Person</b>	<b>5-Person</b>	<b>6-Person</b>
30% AREA MEDIAN INCOME	\$18,870	\$21,570	\$24,270	\$26,940	\$29,100	\$31,260
40% AMI	\$25,160	\$28,760	\$32,360	\$35,920	\$38,800	\$41,680
50% AMI	\$31,450	\$35,950	\$40,450	\$44,900	\$48,500	\$52,100
60% AMI	\$37,740	\$43,140	\$48,540	\$53,880	\$58,200	\$62,520
80% AMI	\$50,620	\$57,520	\$64,720	\$71,840	\$77,600	\$83,360

  

<b>RENT LIMITS</b>	<b>Studio</b>	<b>1-Bedroom</b>	<b>2-Bedroom</b>	<b>3-Bedroom</b>
30% AMI	\$471	\$505	\$606	\$700
40% AMI	\$629	\$674	\$809	\$934
50% AMI	\$786	\$842	\$1,011	\$1,167
60% AMI	\$943	\$1,011	\$1,213	\$1,401
80% AMI	\$1,258	\$1,348	\$1,618	\$1,868

## PARKING POLICY

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There will be a limited number of parking spaces onsite, and once the property has been fully leased, we will hold a lottery to determine which households are granted an onsite parking space. All households will be granted at least one city parking permit, and households not awarded an onsite parking space will have the option to park in the Town of Truckee parking lots designated for residential parking. The closest parking lot to TAL, designated for residential parking, is located on Donner Pass Road, east of Roundhouse Way.

## PET AND SMOKING POLICY

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TAL is a pet friendly community! One dog (up to 35 pounds) OR up to two cats are permitted per household, with a deposit of \$300 per pet. TAL prohibits the following breeds from living at the community: Pitbulls, Rottweilers, German Shepherds, Huskies, Alaskan Malamutes, Doberman Pinschers, Chows, Presa Canarios, Boxers and Dalmatians.

All of the units at TAL are non-smoking. There will be designated outdoor areas in the community where smoking will be allowed.



## FAIR HOUSING

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Federal, state, and local laws make it illegal to discriminate in the provision of housing based on protected class. TAL 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.

