

LIVE + MAKE

FREQUENTLY ASKED QUESTIONS

The following are a list of questions submitted by people on our Interest List. This document provides answers to those questions. Answers to some questions are not yet available and will be released as soon as possible. Please note that things are subject to change, as needed and that an answer listed in this document is not binding. This document will be updated as additional information is available or if information changes.

Appliances: Every unit has the following appliances that are included: washer/dryer, microwave, dishwasher, refrigerator, and stove top w/ oven. Note that stackable washer/dryers are in the "typical" units and full size side-by-side washer/dryers are in the accessible units. Note that the stove/oven are electric.

What types of units are available, what is the square footage? See the floorplan document for details on SQFT.

Unit Type: Live+Make offers the following unit types

Unit Type	# of total Units for this Unit Type	SQFT	# of Accessible units for this unit type	AMI Assignments
Efficiency	30	to be released w/ floorplans	to be released w/ floorplans	7 @ 30% AMI 15 @ 50% AMI 8 @ 60% AMI
1 Bedroom	19	to be released w/ floorplans	to be released w/ floorplans	4 @ 30% AMI 7 @ 50% AMI 8 @ 60% AMI
2 Bedroom	12	to be released w/ floorplans	to be released w/ floorplans	1 @ 30% AMI 4 @ 50% AMI 7 @ 60% AMI
3 Bedroom	5	to be released w/ floorplans	to be released w/ floorplans	1 @ 30% AMI 1 @ 50% AMI 3 @ 60% AMI

Live + Make – Unit Mix

UNIT MIX	STUDIO	1 BD	2 BD	3 BD	TOTAL
30% AMI	9	2	1	1	13
50% AMI	13	9	4	1	27
60% AMI	8	8	7	3	26
TOTAL	30	19	12	5	66

How much will the rent be?

Live + Make will reserve or “set aside” units for households at 30%, 50%, and 60% of the Area Median Income (AMI) in Austin. The maximum rent for each unit depends on the number of bedrooms and the AMI set aside. The income limits and rent limits are generated by the U.S. Department of Housing and Urban Development (HUD) each year, and are published by the Texas Department of Housing and Community Affairs (TDHCA). The ownership group (MRE Capital, Imagine Art, and Citrine Development) will set the rent rates in accordance with these limitations.

What is AMI - Area Median Income?

The "Area Median Income" - or AMI - is “a measure of how a family’s income compares with the median income of all families in a geographic area. It is commonly used by HUD to determine eligibility for housing programs to ensure that its programs are properly targeted to those who need them.” AMI levels are determined by HUD annually based on the average income for each geographic area, such as Austin. In 2023, Austin’s Area Median Income (based on a family of 4) was \$122,300. This would be considered 100% AMI for a household of 4. Using the Area Median Income data, HUD also calculates affordable rent amounts for each AMI level. Essentially, maximum rents are set for each AMI level so that no more than 30% of that AMI level’s income goes toward housing costs.

Every year TDHCA releases updated income levels and affordable rents based on HUD data. Affordable housing complexes are in agreement with TDHCA to set aside a specific number of units at each of 30%, 50%, and 60% of the Area Median Income. Live + Make has designated units for each unit type that are available for households making up to 30%, 50% and 60% AMI. For example - for the efficiency units will offer 9 units at 30% AMI, 13 units at 50% and 8 units at 60%.

We are pleased to release our rental rates, based on this chart below. First find your Income Limit to see which apartment you qualify for based on how many people are in your household. 1HH means 1 person

in a household. Once you identify which AMI category you qualify for, then you locate the type of unit you are interested in (studio, 1 bedroom, etc) and find the rental rate for that AMI category.

Live + Make – Affordability Reqs

► **Gross Rent Limits**

AMI %	Studio	1 Bd	2 Bd	3 Bd
30% AMI	\$613	\$657	\$789	\$911
50% AMI	\$1,022	\$1,095	\$1,315	\$1,518
60% AMI	\$1,227	\$1,314	\$1,578	\$1,822

► **Income Limits**

AMI %	1 HH	2 HH	3 HH	4 HH
30% AMI	\$24,540	\$28,050	\$31,560	\$35,040
50% AMI	\$40,900	\$46,750	\$52,600	\$58,400
60% AMI	\$49,080	\$56,100	\$63,120	\$70,080

Note: Austin's Area Median Income (100% AMI) in 2023 was: \$122,300. For context, we recently surpassed San Diego's AMI, which in 2023 was: \$116,800.

Who is the leasing company?

The leasing company is [Valhalla Management](#).

They will be responsible for opening the applications, processing the applicants and maintaining all records of compliance for eligibility of the residents. They will also collect the rent, manage the property (trash, repairs) and manage all resident issues. Valhalla brings experience in working with special needs populations.

What do the floorplans look like?

See [LINK TO FLOORPLANS](#)

The unit types do vary depending on the location of the unit. Not all 1 bedrooms have the same exact floor model. When you apply, you will be made aware of unit type availability. Once your application is approved, you will have a choice of any remaining units within your AMI level for that unit type. For example, when you apply, there are 19 of the 1 bedroom units available. Once you finalize your application, then you will pick the 1 bedroom unit at your AMI level that is available.

Is there a wait list?

No. The leasing agent has not yet opened the application for residents to apply. Once the application is open, any person can apply for a unit. Each application needs to complete the process of compliance (income, caregiver live in, assigning AMI eligibility). As each applicant's application is completed, that applicant will receive notice of approval, they will select their unit and a move in date will be given. Once all units are filled, the leasing agent will establish a waiting list. Imagine Art has no control over the application process or the wait list, which will be managed by the leasing agent.

Once the housing is full, we expect it will be more difficult to get an apartment at the Live+Make campus. We anticipate this complex will reflect the current affordable housing market with 2-3 year wait lists.

Will the complex only house artists and are all residents required to be disabled?

No. Live+Make is open to any resident - artist or non-artist, disabled or non-disabled, single or family. The project is designed to attract both artists and persons with disabilities, but anyone can apply to live there. We hope to attract a diverse group of individuals who are disabled and non-disabled, artists and non-artists, as well as Imagine Art clients and existing Govalle area residents.

Will the Live+Make project offer personal care support such as attendant care, group homes, or adult foster homes? What about nursing, behavioral support and dietary care?

No. The Live+Make entity does not offer these personal care services. Imagine Art, as a program, does offer long-term care services through the HCS, Tx Hm Living Waiver programs. Clients who are receiving long term care services with Imagine Art are eligible for services to be provided onsite. Our nurses, behavioral specialists, and dieticians will provide onsite services to our long term care clients. In addition, Imagine Art's long term care services will deploy attendants and drivers into the homes of clients who are living at the campus. Adult foster homes may elect to move to the campus, renting a 2 bedroom apartment. This will be a live-in caretaker model (see above for Caretakers).

Regarding Group Homes. Imagine Art is interested in relocating some of our group homes to be placed on this campus. HHSC has given us permission to move 3-bed homes to this campus. If you are living in one of Imagine Art's existing group homes, then you will be working directly with Debbie Kizer and the Long Term Care program for this transition.

debbie@imagineart.net

What other services will be provided onsite at Live+Make?

Imagine Art is responsible for the general programming that occurs in the common space of the property. Imagine Art's existing fine arts program will relocate to the Live+Make campus. We will be offering our public studio with dedicated space for ceramics, painting, and an art gallery. In addition, we will have a flexible classroom space for programming. Imagine Art will reopen its public kitchen with expanded options - serving breakfast, lunch and dinner (see meals section). Imagine Art will also offer special programming that will include peer support meetings, film nights, hosted concerts, or theater performances.

What is the level of independence required for a resident? What if they are not able to cook or they need help with personal care?

All residents are required to coordinate and secure their own personal care services that are required for independent living. Live+Make is a traditional apartment complex. The difference is that we are offering services and amenities in the common area, ground floor, that will reduce the barrier for a person with a disability to succeed in living independently.

Attendant Care Support: Imagine Art's long term care program is available for use by the programs registered clients. The program only serves specific waivers that include the HCS Medicaid Waiver and the Tx Hm Liv. We are in the process of adding the Deaf Blind Medicaid Waiver to our contracts. If a resident is eligible for the waiver services that we offer, then they are invited to choose Imagine Art as their provider of services. The resident may also keep their existing provider (HCS, Tx Hm Liv, Deaf Blind, or waivers we do not take - CLASS, YES) and that provider would be responsible for delivery of all services onsite in the residents home.

In the event that the resident does not have access to a long term care waiver, it is recommended that the resident be able to function independently with little to no in-home support services or that they identify a caretaker who lives in to support their daily routines. If you fall into this latter category, contact debbie@imagineart.net and we can discuss general revenue services for CFC PAS HAB attendant care through the county or Medicaid. Imagine Art is also **exploring the option** to become a general Medicaid provider so that we can offer non-waiver services and also serve residents who do not have waiver services. These services would likely include attendant care, medical transport, dietary, behavioral, speech and occupational therapy and psychological counseling.

Food/Cooking support: The onsite kitchen plans to provide 3 meals a day at no cost to the resident. The kitchen addresses issues around food security, but it also serves as a support resource for people who are not able to cook due to their disability.

Day Activity Support: The campus offers daytime programming. If you plan to access these services and you are not yet registered for the studio, please reach out to info@imagineart.net to register in advance.

- **Fine Arts Studios** that function as Day Hab / ISS and a Respite location. The Fine Arts program accepts any resident who is an artist and who is interested in these services. The campus will also offer peer support activities (group and individualized).
- **Without Walls** is a program that will offer field trips and offsite visits that might include trips to the store, a museum, bowling, or a movie.

- **Peer Support Services:** offering group meetings and individualized peer support services to help a person navigate independent living or community-based services. Our peer support program will also host social activities in the space.

After Hours / Evening Supports: Imagine Art will not offer supervision and care for persons during our after hours activities, but peer support will be available to ensure that residents can fully participate. In addition, residents are encouraged to bring their attendant care support to after hours events. Some events will be hosted by an Imagine Art program and others may be hosted by a partner group. Events may include: a book club, a story circle, a movie night, a community dance, an arts reception, a concert or theater performance, a Bible study, or a church gathering.

Will the Live+Make campus offer employment - artistic or non-artistic?

The leasing agent will bring in their own staff for property management and compliance activities. Imagine Art will maintain its current staffing protocols for both the fine arts program, the AmeriCorps program, and the Long Term Care program. Currently, AmeriCorps hires 20 FT members every September and these positions are posted the summer prior. The Long Term Care program hires 2-3 staff per month and all positions are posted on Indeed. They include attendant care, group home staff, adult foster or professionals, such as dieticians or behavioral specialists. We will be hiring a kitchen crew to manage the operations. Positions will be posted on Indeed mid-summer with an August start date.

I heard there is a public kitchen onsite. Can you share more about that?

Every apartment will have their own full kitchen so residents can cook independently or their attendants can support cooking. Imagine Art will operate its public kitchen in the commercial space, located on the ground floor of the complex. We will be serving breakfast, lunch, and dinner at no cost to residents living at the campus. A donation box will be available if people choose to donate. These meals will be basic, but healthy. The meals will focus on seasonal vegetables, fruits and grains, with meat being offered occasionally (not necessarily daily).

Breakfast: to include an oatmeal bar w/ fixings, yogurt & fruit options, 2-3 cereals, toast and jam. Weekly we might offer pre-wrapped breakfast tacos or a pancake breakfast. This will be similar to a hotel's continental breakfast, but with healthier ingredients and options.

Lunch: to include a daily salad bar and a daily soup option with a bread basket. We will rotate the main dish, which might include a baked potato bar, sandwiches, or a topper for the salad, such as chicken strips or tuna / chicken salad.

Dinner: to include a daily salad bar, a daily soup option and a beans & rice option. We will rotate the main dish, which might include a casserole, baked chicken, or a dish such as spaghetti, lasagna or chili.

We are sourcing our food locally with a focus on farm to table food. We plan to partner with the Texas Department of Agriculture as well as local food security agencies such as Keep Austin Fed and the Capital Area Food Bank.

What about the safety of the residents? Do you have cameras, locked gates or security?

The driveway will not have a locked gate and the pecan grove will not have a locked gate or fence. We do plan to have cameras onsite at the major entrances and residential hallway. We will not have security cameras at each unit doorway. Doors will offer a peep hole to view visitors. Doors will be a basic key and lock system with a deadbolt. The elevator will only be accessible with a key card. The hallways leading to the units will be open air halls without a locked door or locked gate. These hallways will be accessible from the parking lot and pecan grove entry ways. We do not have a security guard onsite. The common areas will be locked at night and opened by staff in the early morning, then closed by staff in the evening after the events are finished for the day.

Screening Residents for Criminal Background: TDHCA has requirements for background screening, and some criminal offenses are debarred from being a resident. In general, TDHCA allows the developer / leasing agent to set the standard for what criminal offenses are acceptable. We will have a lower tolerance for past aggressive or dangerous behaviors such as abuse, assault, drugs, etc. We will have a higher threshold for background checks to ensure that we have a safe community. We will not allow individuals who have a history of sexual abuse or physical abuse to an elderly or disabled person on their records.

What emergency procedures are in place to prepare for cases of fire or dangerous weather?

The leasing agency will have their own operational protocols for an emergency plan. Imagine Art's day programming and the kitchen program will have their own operational procedures for emergencies. Imagine Art performs quarterly regular fire drills in the day program space. The common areas, as well as the hallways and individual units all have fire extinguishers and smoke detectors. Clients who are on the long-term care waiver each have their own individual emergency plans that will apply to that client in their own residence. Client-specific emergency plans may be submitted to the leasing office as well as the local fire department, when deemed necessary to support an individual. We share these plans so that others are aware of those who have special needs for direct escorts during an emergency and our staff are trained under those protocols.

Can I be assigned to another person on the Interest List if we plan to live together?

The current Interest List is solely for the purpose of tracking people who are interested in living on the campus. We are not using this list as a wait list and your answers on the Interest List will not be considered at the time of application. For example, you stated interest in a studio apartment, but at the time of application you decide to apply for a 1 bedroom. That would be fine - the leasing agency does not have access to our Interest List data. If a name is on the interest list, that person will receive specific communications about the project and will be offered customized support to understand the process and to complete their application. Anyone who wants to live there should go ahead and add their name separately to the Interest List if they want to stay up to date on all communications.

How do I complete the application? The application is only available through the leasing office, Valhalla and it has not yet been released. Once you communicate interest to Valhalla, then they will contact you to schedule an appointment where you will complete the application together in person. Our Housing Checklist offers great detail on what you need to have in order to apply. The application requires verification of income. If you receive SSI or SSDI then you need to bring your award letter. All employment verifications will be made using a form that Valhalla will send directly to your employer. All

assets must also be verified. Every asset (bank account, trust, etc) under \$50,000 can be verified by a Self Affidavit - Valhalla provides a form for this and you will complete that form together during your appointment. Every asset over \$50,000 requires a 3rd party verification - Valhalla provides a form for this and you will complete that form together during your appointment. Valhalla will send all 3rd party letters directly from their office and all 3rd party letters will be received back to Valhalla directly. Here is a short list of what you need to gather. If you have a complicated list of income or assets then you should review the Housing Checklist for details on how to verify income such as child support or lottery winnings, etc.

- Current ID
- Copy or Original of your social security card
- Social Security Award Letter
- Current bank statements (will be used to complete your Self Affidavit)
- Past Landlord point of contact
- Points of contact for employment
- Points of contact for all assets over \$50,000 (Special needs trusts, etc)
- *Note: if you are bringing a child under 18 yrs old they will need a birth certificate.*

What if I do not make enough money to qualify? Valhalla requires that all residents have income that demonstrates 2 times the rent amount. If the rent is \$613, then residents need to demonstrate that their income is 2 times that amount - \$1226.00. This is because they want to make sure that the resident can pay for food, utility and clothing, etc. Many of our applicants do NOT make 2 times the rental amounts. They will need to demonstrate that income can come from another source. For example - if a person has a Texas Able Account, then they can show funds that are available to pay for rent, if needed. FYI - If a person has a trust, then those trusts are often restricted from paying rent. If a person does not have another source of asset that can serve as the backup for paying the rent, then they will need a letter of guarantee. If you have a housing voucher then you only need to show how you will pay for the utilities.

What is a letter of guarantee? This is similar to a co-signer. They are guaranteeing their own income and that they will help the resident pay their rent if necessary. Valhalla will help each applicant determine if they require a letter of guarantee based on their total monthly income. Valhalla has a form for the Letter of Guarantee and this form will be completed in person during your appointment. If you think you need a guarantor for your application, then you should plan to invite that person to your appointment.

What if I have a housing voucher? You are welcome to bring your voucher to this address! Be sure that your voucher is transferable. Make a copy of your voucher certificate and bring it with you to your appointment.

I have a caregiver who lives with me. How does that work? Residents who require a live-in caregivers will inform the leasing agent at the time of application. Valhalla will help the resident complete a reasonable accommodations form at the time of the appointment. This form is provided by Valhalla. The form will need to be certified by a provider or a physician to verify the requirement that the resident needs a live-in. Valhalla will run the live in's criminal history and they must pass criminal history requirements. I suggest that you go ahead and get your physician to write a letter of requirement that the resident needs a live-in caretaker. You can have that letter on their letterhead with their contact information.

Are there any application fees? Yes. At the time of application there is a \$20 fee that must be paid. This is per resident and it is used to cover the cost of the background check. If the person has a live-in, then they will pay a \$20 application fee for that individual as well.

Is there a deposit? Yes. A deposit equal to one month's rent is required and due at the time when you sign the lease. To our knowledge, this deposit will be paid at one time.

What utilities will be paid by the resident? We are still verifying this. We know for a fact that the electricity will be paid by the resident. The resident will need to qualify for an electric account for the city of Austin. **We are still verifying the following:** water, gas, internet.

Got Questions?

If you have a question that is not represented on this document, you may email it to info@imagineart.net

Thank you!