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artspace.org

May 1, 2018

Re: Artspace Washington Studios Resyndication
315 Lake Avenue North
Duluth, Minnesota 55806

Dear Mr. Hamre,

Built in 1911, Washington Junior High School served Duluth students until it closed in 1992. Artspace acquired the building in 1995 and transformed it into 39 units of artist live/work space called “Washington Studios”. It was Artspace’s first building outside of the Twin Cities and is located at 315 North Lake Avenue in the Central Hillside neighborhood of Duluth. The building has provided affordable housing since 1995 to artists earning below 60% AMI. After nearly 23 years in operation, the building requires major capital needs including a roof replacement and significant tuckpointing.

For this reason, Artspace plans to submit an application for tax credits to MHFA for the 2019 tax credit application round and we hope to receive a resolution of support from the City of Duluth. We will submit our tax credit application to MHFA as a preservation project. The resyndicated Washington Studios building will maintain the existing 39 units of affordable housing to artists and their families. Every unit will continue to be affordable to artists earning below 60% AMI, and 20 of the 39 units will be affordable to artists at 50% AMI.

Shared amenities for residents will be maintained, including a gallery, several special project and meeting rooms, a laundry room, and a large parking lot. The units are designed for artists in that they have wide corridors and doorways, tall ceilings, large windows for natural light, and durable surfaces.

We hope that you can consider supporting Washington Studios. Enclosed in the email are our sources and uses, as well as our MHFA self-scoring sheet.

Please do not hesitate to contact us with any questions or concerns.

Sincerely,

Erika Dani
Asset Manager
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