

The Willows at Rahway

Artist Preference Policy

The rental policy of the Landlord and Ingerman Management Company (IMC), the managing agent, is to fully comply with all Federal, State and local non-discrimination laws, the Civil Rights Acts, the American's with Disabilities Act and the U.S. Department of Housing and Urban Development regulations governing Fair Housing and Equal Opportunity. Neither the Landlord nor IMC discriminates based on race, color, sex, age, religion, familial status, disability or national origin.

Individuals submitting applications for rental units at The Willow at Rahway must meet all prevailing income eligibility requirements as stipulated by the regulations governing IRS Low Income Housing Tax Credit properties and the credit and criminal screening criteria established by the Landlord.

The Landlord, through The Willows at Rahway Tenant Selection Plan, has established a Preference Policy for practicing artists. A practicing artist is defined as:

- A person who works in any of the fine arts, including but not limited to painting, drawing, sculpture, book arts, printmaking and mixed-media.
- A person who creates imaginative works of aesthetic value, including but not limited to literature, theater, poetry, photography, music composition, choreography, film and video.
- A person who creates functional art, including but not limited to metal, textiles, paper, wood, ceramic, glass or plastic objects.
- A person who is a "theatrical" performer, including but not limited to actors, singers, dancers or musicians.
- A person who supports any theatrical performance or performer including but not limited to costume, make-up, lighting, sound and set designers.
- A person who is a designer, technician, craftsperson, teacher, curator or administrator dedicated to using their expertise within the Rahway Arts District to support, promote, present and/or teach and propagate their art form through events, activities, performances and classes.

To qualify as a practicing artist, an applicant must provide:

- 1) A current curriculum vitae/artist resume listing professional art experience, educational background;
- 2) Three (3) letters of support from patrons or art professionals (curators, producers, teachers, etc.) attesting to the applicant's artistic endeavors; and
- 3) One (1) of the following:

- Evidence to support active and current pursuit of a recognized art form including one of the following:
 - 12 to 20 digital images on CD or DVD; and/or
 - 5 to 10 minutes of videotape/CD/DVD/audiotape; and/or
 - 12 to 20 production photographs; and/or
 - 5 to 10 reproductions of sketches used in set or costume design; and/or
 - 15 to 30 pages of sample scripts, works of fiction, non-fiction and/or poetry; or
- Proof of receipt of a New Jersey Division of Arts grant or any comparable grant from the Endowment of the Arts or similarly recognized organization in the past five (5) years; or
- Sample syllabi or catalog essays.

An applicant who completes the application process, qualifies under the income, credit and criminal criteria and is deemed to be a practicing artist based on the criteria above is placed on a "first come, first serve" preference list and moved to the top of The Willows at Rahway's wait list.

*Applicants which have already been deemed approved by Ingerman Management Company for a particular unit will have claim to that unit first and will not be passable under this preference.