

Basic requirements for being a CAMi Long-Term artist resident:

1. Pay discounted rent on time each month. This is vital because rental income helps keep the program operating and making its loan payments and covering maintenance costs.
2. Do and report each month about your required 16 exchange hours. Exchange hours through community-based work are a cornerstone of this program and its values around community reciprocity and sharing.
3. Be communicative, courteous, and considerate with fellow artist residents, Big Car staff, neighbors, volunteers, partners, and community members.
4. Treat your home with care and attention. This includes regularly mowing grass in front and back yard; shoveling your walk in winter; not leaving trash or junk visible on your porch or yard; removal of pet messes and keeping pets from destroying any aspect of the house or property; timely notification to our maintenance service about issues related to heating and cooling, appliances, leaks, pests; communicating in a timely manner and cooperation with the maintenance team and Big Car staff working to do repairs or preventative maintenance on the homes — including scheduled check ins.

**Further information:**

- Artists dedicate 16 hours per month to work with the public in the community. At least half these hours should be spent on projects and programs on our block. Collaborations with CAMi long-term artist residents and neighbors and other community-impact efforts are encouraged. The overall 16 hours is a requirement of the discounted cost of housing. These hours can include time on your own public-facing and public-supporting projects, related training and meetings, related research, and time supporting our neighborhood and city. Examples below. *Exchange hours are not solo or studio things, or work at your paid gigs/jobs.*
- All aspects of the lease are in effect. Read closely. Two important aspects of note: (1) The home must be the CAMi long-term artist resident's primary residence. Subleasing or studio-only or business uses do not count as being the artist's primary residence. If an artist doesn't live in the home full-time, they are no longer eligible for the program. (2) It is fine for a partner or other roommate to also live in the house. They do not have to be part of the program (but could be). But any ongoing resident in the house who is an adult must be added to the lease.
- At lease signing/annual catch up conversation, artists will share their detailed plan for the upcoming year and beyond for their public work as part of the CAMi program.
- Resident artists will share progress (activities from the previous month) and plans for the upcoming month by no later than the 5th of each month in the Monthly Update channel that everyone in the program accesses on Slack. This is required in order to receive the discounted

cost of housing. Big Car staff may also request a breakdown of how hours have been spent as part of a discussion of participation. If more details are requested, sharing this is required.

- Artists will participate in group public engagement efforts on our block — most often during pre-planned art walks and celebrations on certain First Fridays.
- Artists *in full participation with the program as noted above* have opportunities to participate in exhibition and collaboration opportunities. Fully participating CAMi long-term resident artists can use a google form to propose shows for the Guichelaar Gallery. We encourage partnerships between resident artists, visiting artists, other local artists, and our staff artists.
- Artist residents will be promptly communicative, collaborative, and considerate with our neighbors (artist residents and otherwise), staff, volunteers, partners, and the community.
- Resident artists may receive research, promotion, and training support from Big Car staff and others as they will represent our partnership in the community.
- Resident artists may have access to the tools, lawnmower and yard keeping equipment in the shed. Big Car does not loan woodshop tools, tables or other items.
- One-off events or series that occur during business hours are ideal CAMi usage. If using the space, plan to clean up after yourself. A list will be provided. The galleries are not available for activity/event use. CAMi facilities are not available for after-hours, ongoing classes and/or businesses run by artists.
- Even though this is a residency program, paying rent is required and must be on time to renew your lease. Artists must communicate about any delays related to paying on time. If a resident does not pay rent and/or communicate they may not have their lease renewed.
- Artists who do not fully participate in the program and its required activities listed here (including doing community-based activities and hours and reporting those activities by the 5th of each month) may not have their lease renewed.

\* One key purpose of the program is to provide a path to wealth building through home ownership. Our partner, Indianapolis Neighborhood Housing Partnership (INHP), offers classes to prepare artists for home ownership and often offers down payment assistance. We encourage everyone to participate in these classes and work toward home ownership.

### **More details on what it means to be a CAMi Long-Term Artist Resident**

The artist will:

1. Commit to a residency in the program, focused on the block and neighborhood. Assist Big Car to build participation and strengthen the community through art in our neighborhood and city.

2. Dedicate about 16 hours per month per household to work collaboratively with the public in the community. Work on your job or paid gigs isn't what we're talking about with CAMi exchange hours. Hours may include, but are not limited to things like:
  - Communication about what you are doing, keeping up to date with Slack, emails, event information on bigcar.org, social media, and calendar entries
  - Creating public art like murals, playing music or having a booth at the Farmers Market, porch concerts, yard gallery, etc.
  - Creating and implementing free and open to the public community-focused projects
  - Participating in First Fridays at CAMi or on the block
  - Building relationships with neighbors, Big Car Staff, and other CAMi residents
  - Hosting community meals, book clubs, conversations with other artists and neighbors.
  - Attending neighborhood or other community meetings
  - Supporting other resident artists on their community work through collaborations
  - Neighborhood or block beautification work or projects, community gardens, etc.
  - Doing related research, reading, attending talks, watching documentaries, etc.
3. Provide photos of CAMi long-term artist residency-related programs you are undertaking to the APLR Slack that could be used on social media and grant reports, training and meetings, and time supporting other Big Car or neighborhood programs. Note when mentioning CAMi long-term artist residency projects on social media. Eg "I did... as part of CAMi's long-term artist residency program."
4. Interactions with media (newspapers, TV., etc.) on the campus or related to CAMi projects should be discussed in advance with Big Car staff. We have CAMi, WQRT, Big Car, Listen Hear, and Spark Instagram accounts and Facebook pages.
5. Provide a photo of yourself for the Big Car website to be listed as a participating artist in the program, 100 word bio, and artist statement, website. We can also take your picture.
6. Be responsible for treating your home with care (see lease):
  - regularly mow grass (we offer mowers/tools), keep up landscaping, & porches
  - don't leave trash or other junk visible in your yard
  - daily removal of pet messes (especially in a shared yard area)
  - keeping pets from destroying any aspect of the house or property (you will be responsible for paying 100 percent of repair/replacement cost)
  - timely trash removal
  - don't flush or put the wrong things down your drain pipes (you will be responsible for these repairs)

- timely notification to our maintenance service of any maintenance related to heating and cooling, appliances, leaks, pests
  - communicate in a timely manner and be cooperative with maintenance team and staff working to do repairs or preventative maintenance on the homes
7. Occasionally open your home, yard, porch, sidewalk — or whatever you're comfortable with — or otherwise participate in collaborative, arts-based community engagement on First Fridays.
  8. Participate in classes and take advantage of financial education/home ownership services provided by Indianapolis Neighborhood Housing Partnership (INHP) and/or others.

Note: If the artist fails to follow these guidelines, Big Car reserves the right to not renew a resident's lease at the end of its term. Nonrenewal can take place because artist is not a good fit for the program due to any of the following: (1) lack of communication, (2) not completing and/or reporting program activities, (3) not paying rent in a timely fashion, (4) not being a good neighbor, or (5) violating any terms of the lease. Big Car will inform tenants of nonrenewal at least 30 days before the end of the lease period — but will try for 60 days in advance. Permanent residency is not guaranteed in the leased homes.