

## Frequently Asked Questions - Anthracite Place Apartments

**What does LIHTC stand for, and what does it mean?** Low Income Housing Tax Credit (LIHTC) is a dollar-for-dollar tax credit in the United States for affordable housing investments. It was created under the Tax Reform Act of 1986 that provides incentives for the utilization of private equity (in the form of tax credits to an investor) in the development of affordable housing aimed at low-income Americans.

**How big is Anthracite Place Apartments?** Anthracite Place is a 30-unit complex with 6 two bedroom apartments and 24 one bedroom apartments. Apartments range in size from approximately 550 sq ft to 785 sq ft.

**How will the application process for Anthracite Place Apartments work? And how long does it take?** On January 15, 2016, at 10:00 am, applications for Anthracite Place Apartments will become available to interested households. When a completed application is returned with the application fee (\$30), the household will be pre-screened. After the pre-screening, if a household is near the top of the preliminary waiting list (top fifty applicants), the household will be asked to provide the Housing Authority with additional paperwork.

Once a household completes the final step of the application process and is fully screened, they will be placed on the interim waiting list and will be notified as to when an orientation meeting has been scheduled. We anticipate that orientation meetings will be scheduled in June of 2016; however, that could change depending on when the building will be completed. (For a complete list of the steps in the application process and more detailed information on Approval/Denial of prospective tenants, please refer to our Anthracite Place Pre-Application and Pre-Waiting List Policies – available after 10:00 AM, January 15, 2016.)

**What income limits make a person eligible to move into Anthracite Place?** Anthracite Place has most apartments earmarked for employees who make under 50% of Area Median Income (AMI), and some units earmarked for employees who make under 60% of income.

### What is the current AMI in Gunnison County?

1 person household	50%	\$24,100	60%	\$28,920
2 person household	50%	\$27,550	60%	\$33,060
3 person household	50%	\$31,000	60%	\$37,200
4 person household	50%	\$34,400	60%	\$41,280

### How many units are available at each income level?

11	1 bedroom units	50% of AMI or under
13	1 bedroom units	60% of AMI or under
2	2 bedroom units	50% of AMI or under
4	2 bedroom units	60% of AMI or under

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**NOTE:** These policies can be revised occasionally based on the recommendation of GVRHA staff and upon special review by the GVRHA Board of Directors.

**What will my rental rate be?** Because rent at Anthracite Place Apartments is based on Area Median Income, which is normally published by HUD during the first quarter of each year, we do not have an exact figure for 2016 rents until after that time each year. Heat, hot water, plowing and trash removal are provided by the Housing Authority. A tenant is responsible for his/her electric bill (lights, cooking, clothes dryer). Base rents in 2016 should be close to the following:

<b>50% Units</b>		<b>60% Units</b>	
1 bdrm	\$650	1 bdrm	\$750
2 bdrm	\$780	2 bdrm	\$920

**Are pets allowed?** No, Anthracite Place Apartments will not allow pets of any type (dog, cat, rabbit, fish, reptiles, etc.). Licensed service animals or certified companion pets are allowed as per Federal Regulations.

**What are the move-in costs and when are they due?** Each resident/unit will be required to pay first and last month's rent, plus a security deposit (equal to one month's rent).

**What utilities are the tenant's responsibility?** Tenants will be responsible for their electric service, telephone service, internet service, and cable or satellite television service. Water, sewer, heat, hot water, and trash service will be included in the tenant's rent.

**How many parking spaces are designated for each unit?** Parking at Anthracite Place is by permit only. Each resident with a vehicle must register their vehicle with the GVRHA. No unit will be allowed more than two vehicles. If a resident has an overnight guest who parks their vehicle in the AP parking lot, the resident must notify management prior to guest parking on AP property. Any vehicles that are in the parking lot and management has not been notified and provided its approval will be towed at the owner's expense. Bike racks are provided on the property.

**When will apartments be available for resident move-in?** At this time we anticipate move-ins beginning mid-late July of 2016.

**What are some of the apartment's in-unit amenities?** The entire building has boiler driven in-floor heating, and each unit will also be provided with a stack washer/dryer, microwave oven, cooking range and refrigerator. Units are designed to be highly energy-efficient as per Enterprise Green standards.

**Will units have dedicated storage?** Each unit has an interior storage space provided and included in your rental rate. A few of the units have large storage closets provided on the interior of the units while the majority of the units have a dedicated storage closet provided on the first floor of the building.