



## Anthracite Place Apartments - Frequently Asked Questions

**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.

**What income limits make a person eligible to move into Anthracite Place?** Anthracite Place has 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%	\$27,700	60%	\$33,240
2 person household	50%	\$31,650	60%	\$37,980
3 person household	50%	\$35,600	60%	\$42,720
4 person household	50%	\$39,550	60%	\$47,460

### 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?** Rent amounts at Anthracite Place Apartments are based on calculations from HUD. Below are the current rental rates, but they are subject to change when the 2019 AMI levels are published by HUD.

<b>50% Units</b>		<b>60% Units</b>	
1 bdrm	\$705	1 bdrm	\$854
2 bdrm	\$845	2 bdrm	\$1,023

**Are pets allowed?** No, Anthracite Place Apartments will not allow pets of any type (dog, cat, rabbit, fish, reptiles, etc.). Support and service animals are allowed once they are verified through Petscreening.com.

**What are the move-in costs and when are they due?** Each applicant will be required to pay a minimum of 1/3 of the security deposit (one month's rent) within 5 days of notification of file approval. At move-in the full amount for last month's rent is due. First month's rent will be pro-rated according to the move-in date. We request that the second and third security deposit payments are paid within 3 months of initial move-in. (During changes to business within Gunnison County during the COVID-19 pandemic we are adjusting move-in cost payment policies.)

**What utilities are the tenant's responsibility?** Tenants will be responsible for their electric service, telephone service, internet service, and cable 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.

**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. Some 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.

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