



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 applicants who make under 50% of Area Median Income (AMI), and some units earmarked for applicants who make under 60% of income.

What are the current 2024 AMI Levels for Gunnison County?

1 person household	50%	\$36,050	60%	\$43,260
2 person household	50%	\$41,200	60%	\$49,440
3 person household	50%	\$46,350	60%	\$55,620
4 person household	50%	\$51,500	60%	\$61,800



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 2025 AMI levels are published by HUD.

50% Units		60% Units	
1 bdrm	\$924	1 bdrm	\$1,117
2 bdrm	\$1,108	2 bdrm	\$1,340

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 applicant will be required to pay a security deposit equal to one month's rent prior to move in and rent for the first month at move in. First month's rent will be pro-rated according to the move-in date.

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, cooking range and refrigerator. Units are designed to be highly energy-efficient as per Enterprise Green standards.