TAOS HAUS +6

PROJECT DETAILS

Completed: 2013
Location: 918 Gusdorf Road, Taos, NM
Project Type: Special Needs/Solar
Total Units: 30
Mix of Residences: 24-2 br, 6-3 br
Limited Partnership: Taos Haus Housing, LLLP
Tax Credit Equity: $5.6 million
Total Project Costs: $6.7 million
Sponsors: Tierra Realty Trust, LLC
Golden Spread Rural Frontier Coalition
Permanent Lenders: Bank of America
New Mexico Mortgage Finance Authority

YEAR 1   ONGOING

Jobs Created *  37  9
Community Impact * (In Millions) $2.4 $0.7

PROJECT DESCRIPTION

Taos Haus +6 is a 30-unit community on two separate sites in Taos, New Mexico. One site is comprised of 24 new single-family homes and includes a new community building with kitchen, laundry facilities, playground, orchard and basketball court. The other is an existing six-unit building originally constructed in 1979 that underwent both interior and exterior upgrades.

Residences feature a refrigerator, stove/oven, dishwasher, linen closet, pantry, blinds, washer/dryer hook-ups and patio/balcony. Rents target families earning between 40-60 percent of Area Median Income. Eight apartments are set aside for families with children and two for special-needs households.

Taos Haus achieved LEED Platinum certification by using eco-friendly materials such as energy-efficient heating/cooling systems, Energy Star appliances and light fixtures, low-flow bath/kitchen fixtures and low-VOC paints and flooring in addition to a Low E window package, which provides a unique combination of low heat loss and higher solar heat gain to handle the extreme conditions in Taos.

Third-party providers offer services which include health and nutrition education, blood pressure/health screening, computer classes, financial literacy classes and job training, search and/or placement assistance.

Co-sponsors, Tierra Realty Trust, LLC and non-profit Golden Spread Rural Frontier Coalition partnered on the development and renovation of Taos Haus +6 and National Equity Fund® invested $5.6 million of LIHTC equity.