



TAOS HAUS +6

**National
Equity
Fund** INC
an affiliate of LISC

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



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.

	YEAR 1	ONGOING
Jobs Created *	37	9
Community Impact * (In Millions)	\$2.4	\$0.7

NATIONAL EQUITY FUND, INC.

10 South Riverside Plaza, Suite 1700, Chicago, IL 60606-3908

P 312.360.0400 F 312.360.0185

©2012 National Equity Fund, Inc. All information is subject to verification and no liability for errors or omissions is assumed.

* Based on a model created by the National Home Builders Association to estimate economic benefits