

## What is in this for me?

If you decide to apply for a Special Needs Housing apartment:

You will have someone to call when there is a challenge or problem in your life. Staff can help to find resources that may be available in your local community for:

- Medical equipment
- Assistance with food, clothing, utilities and rent
- A caretaker or aide
- Help with an Income Tax Return
- Apply or recertify for government benefits, food stamps (SNAP), etc.

**All services and information are completely confidential and private**

If you or anyone in your household requires a specific accommodation in order to fully utilize the Special Needs housing apartment, please call the Local Lead Agency contact at (575) 751-7037



A program offered through  
New Mexico BHSD & HUD



**Valle del Sol**  
*of New Mexico*

**Local Lead Agency in Taos County  
For Special Needs Housing:**

***Valle del Sol of New Mexico***

**Address:** 214 Don Fernando St.,  
Taos, NM 87571  
**Phone:** 575-751-7037

**Direct contact staff name:**

**Zach Cordova, Site Lead  
Special Needs Housing Coordinator**

**Phone:** 575-751-7037

**Fax:** 575-758-3459



**Valle del Sol**  
*of New Mexico*

***New Mexico Special Needs***

***Housing Program at:***

***Tierra Montosa Apts.***

***750 Gusdorf Rd, Taos, NM 87571***

***Taos Haus+6 Apts.***

***635 Paseo del Pueblo Sur,***

***Taos, NM 87571***

***Creating Housing  
Opportunities for People  
with Special Needs in Our  
Community***

## New Mexico Special Needs Housing Initiative For Taos County

### ***What is the New Mexico Special Needs Housing Initiative?***

This initiative is part of the New Mexico Behavioral Health Purchasing Collaborative's Supportive Housing Plan to create permanent supportive housing or special needs housing for individuals and families in New Mexico who could benefit from affordable housing with support services.

### ***What is Special Needs Housing?***

Rental apartments that come with support services for people who have difficulty living independently and successfully in the community and may become homeless or institutionalized without these support services.

### ***What Housing Services will be available?***

Applicants who are eligible for special needs housing will receive the following services:

- **Pre-tenancy assistance** including completing applications and obtaining documentation.
- **Move-in assistance** including obtaining security deposits, furniture and utility resources (depending upon availability) .
- **Maintaining tenancy** through services coordination to ensure long term stability

### **How to Qualify**

To qualify for a Special Needs housing apartment, all applicants must meet the following criteria:

#### **1. Must have incomes at or below 50% of area median income for Taos County:**

Family of One	\$18,800/yr; \$1,567/month
Family of Two	\$21,500/yr; \$1,792/month
Family of Three	\$24,200/yr; \$2,017/month
Family of Four	\$26,850/yr; \$2,238/month
Family of Five	\$29,000/yr; \$2,417/month
Family of Six	\$31,150/yr; \$2,596/month
Family of Seven	\$33,300/yr; \$2,775/month
Family of Eight	\$35,450/yr; \$2,954/month

**and**

2. Qualify as a Special needs household, in which an individual or household member has a substantial, long term disability which includes any of the following: (1) Serious Mental Illness; (2) Addictive Disorder (i.e., individuals in treatment and demonstrated recovery from substance abuse disorder); (3) Developmental Disability; (4) Physical, sensory, or cognitive disability occurring after the age of 22; 5) Disability caused by chronic illness) (6) Age-related Disability or, 7) households/ individuals who are homeless.

**and**

3. Have a designated services provider to provide needed services and to prevent tenant eviction.

**Supportive Services.** The tenant's Referring Agency or selected Services Provider will provide on-going service coordination to ensure that the services needed by the special needs households are provided and eviction prevented.

### ***Steps to Obtain a Special Needs Apartment***

**Step One:** Obtaining an Application. You may obtain a Special Needs Housing application through your service provider or through a Community Based Service designated as a Local Lead Agency (LLA) for Taos County. An application can be obtained by calling Zach Cordova at 575-751-7037 or, by sending an email to, [zachariahc@vdsnm.com](mailto:zachariahc@vdsnm.com)

**Step Two:** Review of Application. Once the application is complete and all supporting documentation submitted and verified, special needs applications will be reviewed by the Local Lead Agency, (NM Behavioral Health Institute, Community Based Services). You will be notified whether you are eligible or not. Eligible applicants will be placed either in the initial lottery or later on the housing wait list.

**Step Three:** Referral of Qualified Consumer. Once the applicant gets to the top of the wait list and a special needs housing apartment becomes available that is a good match by apartment size and your income, you will complete and submit a lease application to the property manager for their review and approval.

**Step Four:** Moving into your apartment. Once the property manager has approved the application, the individual will attend a lease signing with the property manager and mutually decide on a move-in date.