

CONTACT:

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ORGANIZATION FACTS:

Web: www.tdshc.org
Year Founded: 1973
Location: Las Cruces, NM
Footprint: Regional

By the Numbers: (for FY 2016)

- 150 jobs created or retained
- 1,430 families assisted
- 144 low-income housing units developed

The mission of Tierra del Sol Housing Corporation (TDS) is to assist persons by empowerment, economic, political and social through homeownership, jobs and capital. TDS's assists those who cannot access homeownership or rental housing from the conventional marketplace.

TDS works with families and individuals residing in low income communities and colonias where substandard housing, low educational attainment and overcrowded cost-burdened home owners and renters are common. Obvious problems with infrastructure are compounded by home buyers who experience poor or no credit records as required by lenders. Colonias often lack water, electricity, drainage and paved roads. The families living in these areas are often unable to access conventional financing due to unsatisfactory debt-to-income ratios, poor credit history, and lack of collateral which cause loan denial.

TDS offers housing and community development services including Mutual Self-Help housing and assistance with construction management. TDS also develops water and sewer facilities. TDS provides pre-purchase counseling to new homebuyers and current owners can work with TDS to preserve homes accessing default counseling and home repair. TDS develops multi-

family rental housing and asset management to benefit low income families, farm workers, persons with disabilities, elderly and homeless. TDS provides technical assistance to other nonprofit organizations for homeownership and rental housing. Small business loan assistance stimulates the local economy.

During FY 2016, TDS assisted 119 new homebuyers representing \$13,383,913 in investments. In addition, TDS worked to rehab 50 owned homes, 140 homeowners received housing counseling, and 1,146 apartment renters were assisted.

Serving Families in Need

The typical family that TDS works with earns annual gross income from \$11,000 to \$32,000 (below 60 percent Department of Housing and Urban Development (HUD) area median income (AMI)) in NM counties where the poverty rates are between 27 and 30. These families are all the working poor, working in agricultural field or as processors, school maintenance, call centers, home health care giver, retail, security guards, law enforcement, social workers, teacher's aides, etc. The typical family has 3 to 4 children. Homeownership benefits the family because it stabilizes the children in school and parents in their employment.

TDS also works closely to assist elderly over 62 years old or persons with disability who are living in substandard housing. These individual typically have an average annual income of \$7,200 at 30% HUD AMI. The home rehabilitation preserves the existing housing stock and the neighborhood. TDS provides community education, individual home owner pre-purchase counseling, family's behavior modification by financial training, plan, design and construct the home the families can afford, match the best financing and provide home ownership and any default training

