



# Tierra Del Sol Housing Corporation

Art Marrujo  
Homeownership  
Director

# Mission Statement

Tierra Del Sol Housing Corporation is a regional housing and community development corporation whose purpose is to improve the quality of life and economic conditions of low income persons residing in distressed and underserved communities by providing affordable housing and community development through construction activities, lending, training, and employment opportunities.

## Lines of Business

Self Help

Homeownership

Lending

Home  
Rehabilitation

Counseling  
Services

Community  
Economic  
Development

# Self Help Parque Homes, Berino NM



# Self Help Housing

The Self-Help Housing is a federal housing program funded by USDA Rural Development Office for low income and very low income families. The “Self-Help” method consists of a group from 4 to 10 families which contributing with their own labor to build the homes. This method of construction reduces the cost of the homes. Tierra Del Sol Housing provides technical assistance to families approved for a USDA loan. Tierra Del Sol is now taking application for people interested in this program. The new self-help subdivision will be at Berino and Casas Del Quinto Sol in Vado, NM

# PARQUE SUBDIVISION



Berino, New Mexico is an unincorporated Colonia Community located about 3 miles north of Anthony, N.M., and west of Interstate 10

2010 Census population is 1441

98.4% Hispanic population

38.65 Poverty Rate

# PARQUE SUBDIVISION

- \$5 Million dollar development
  - Infrastructure improvements included water, wastewater, gas, electricity, roads
- Subdivision will provide 78 single family housing units of self help housing
  - Energy star certified homes with solar panels
  - Monthly payments starting at \$245.00 to \$550.00 (depending on family income)
  - Estimated rural housing loans average \$99,320 for a three-bedroom house for families that participate in the construction of each other's homes
- Homes available to low to moderate household income

# PARQUE SUBDIVISION

- Financing for qualified families is available through the U.S. Department of Agriculture's Rural Development Section 502 Direct Loan program. Depending on household incomes, interest rates can vary from 1 to 4 percent.
- Homeowners must be willing to invest 30 hours per week of sweat equity and work on both their future home and those of others in the same neighborhood.
- Tierra del Sol provides its applicants intensive financial counseling for families with past credit problems to teach them how to manage their budgets and keep with payments

# PARQUE SUBDIVISION

## Partners/Funders

- Pioneer Bank
- Mortgage Finance Authority
- Rural Development
- Housing Assistance Council
- Doña Ana County
- **Lower Rio Grande Public Water Works Authority**



# PARQUE SUBDIVISION

## Challenges

- NIMBY
- Asbestos
  - Six month mediation process
  - Site Abatement Plan cost \$80,000
  - Re-gain community trust

# Questions/Answers

**Las Cruces Office:** 210 E. Idaho, Suite B Las Cruces New México 88005  
Office: 575-541-0477 Fax: 575-541-0476

**Anthony Office:** 880 Anthony Drive, Anthony New Mexico 88021  
Office: 575-882-3554 Fax: 575-882-3659

**El Paso Office:** 6801 Viscount Blvd, EL Paso Texas 79925  
Office: 915-771-0557

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