



Committed to the future of rural communities.

Texas—Rural Housing Service

Capital Markets

Providing “Building Trades” Training for Students and New Homes for Seniors!

Outline Of Need:

Gulf Coast Trades Center was established in 1971 as a non-profit educational school. Their mission is to assist adjudicated or disadvantaged youth to develop vocational, academic and social skills needed to be productive in society. Vocational/trades training is offered to the students in nine separate fields, one of them being their “Building Trades” program.

How Rural Development Helped:

Gulf Coast Trades Center approached Rural Development about forming a partnership, with the Center, by building 12 single family homes in the community of Willis, Texas using the Section 502 Single Family Housing program to assist applicants with purchasing these student built homes.

The Results:

Rural Development assisted the Center by issuing Conditional Commitments through its Section 502 Direct Single Family Housing program. A Conditional Commitment is



Home constructed by students from Gulf Coast Trades Center, New Waverly, Texas.

a written assurance from the Agency to a qualified builder, dealer-contractor, or seller that a dwelling to be constructed or rehabilitated will be certified as acceptable for purchase by qualified loan applicants, as long as the construction and sales price meet certain conditions. The conditional commitment does not reserve loan funds, nor does it guarantee that an eligible loan applicant will be available to purchase the property. It does, however, provide a reasonable assurance to the builder that the home will be eligible for financing once it is completed.

Students from the Gulf Coast Trades Center construct these homes under the guidance and direct supervision of the Center’s vocational Building Trades’ instructors. These homes are from 1450 — 1500 square feet, three bedroom, 2 bath, 2 car garage and refrigerators are included. All homes are handicap accessible and down payment assistance is available. Homes are marketed for those applicants 62 years and over and/or disabled.

Fast Facts

Program: Section 502 Single Family Housing;
Investment: Homes typically sell for around \$95,000
Congressional District: TX-08
Partners: City of Willis, Walker-Montgomery CDC, Montgomery County Community Development, USDA Rural Development, Huntsville, TX
Demographics
Willis, TX ; Rural Population— 4131

Impact:

- 3 homes now for sale;
- 9 homes starting construction soon;
- Youth learning vocational skills and trades.