

Please Sign In and use this article's on page print button to print this article.

RESIDENTIAL REAL ESTATE

New tiny home village in Chatham isn't about making a profit



The community will be made available to people with mental illnesses and veterans with chronic health conditions.

GARMAN HOMES

IN THIS ARTICLE

Construction

Topic

Housing Market

Topic

Homebuilders

Topic

Thava Mahadevan

Person

Emily Bosman

Person

Amy Wilson

Person

Alaina Money-Garman

Person



By Evan Hoopfer
Staff Writer, Triangle Business Journal
Jan 30, 2023

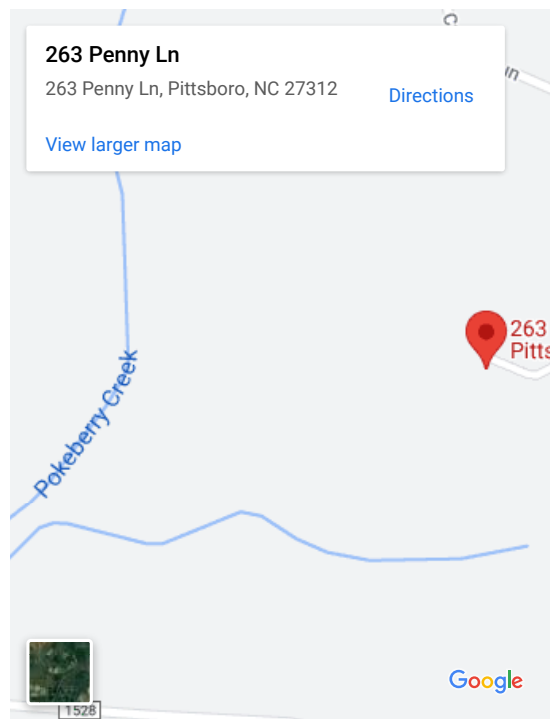


Listen to this article 3 min



A new tiny home village is being developed in Chatham County with the target community being people with mental illnesses and veterans with chronic health conditions.

A group made up of Garman Homes, XDS Inc. and the UNC Center for Excellence in Community Mental Health helped make the project a reality. The village is on the grounds of the Farm at Penny Lane, located at 263 Penny Lane in Pittsboro.



XDS is a Pittsboro-based nonprofit that works with people with severe mental disorders, such as schizophrenia, bipolar disorder and major chronic depression, said Thava Mahadevan, executive director of XDS. He said people afflicted with those conditions are often on a fixed income and don't have enough money for rent, especially in major metro areas like the Triangle.

"Generally, people are living with about \$750-\$800 a month through Supplemental Security Income,"

Mahadevan said. "I could barely rent a room in Chapel Hill for \$800 right now."

Therefore, the homes within the village will be rented at rates far below market value so that these individuals can afford to live there.

The village will be comprised of 15 tiny homes, each with a size of about 400 square feet. The homes are priced at \$50,000 each and will be rented out to tenants for between \$250 and \$350 a month, Mahadevan said.

The development timeline for the project will be about four to five months, and that's where Garman Homes comes into the equation. The Cary-based homebuilder has taken on uncommon projects before, most notably a project in Chatham Park that built homes specifically for life in a post-Covid world.

This village poses a new challenge for Garman.

"The whole idea was to create a space where residents can get some privacy," said Emily Bosman, product manager at Garman. For example, some of the homes face sideways and some face the inner circle. This ensures that none of the front doors face each other, giving the residents more privacy.

Each home features one bedroom, a full bathroom with a walk in shower and a kitchen/dining area with an island. The layout was designed using the research of Amy Wilson - associate professor within the University of North Carolina's School of Social Work and co-director of the Tiny Homes Village.

For Garman Homes, this project wasn't about the bottom line.

"We don't make any money off this," said Alaina Money-Garman, CEO of Garman Homes. "It's not something we do for profit. It's an intrinsic value proposition for our team, and it's personally fulfilling."

Evan Hoopfer covers real estate and economic development in the Greater Triangle, focusing on the counties outside Wake and Durham. Have a tip? Reach him at ehoopfer@bizjournals.com or (919) 327-1012.

RELATED CONTENT

Businesswoman buys 176 acres in Chatham County



Triangle CEO sells record-breaking mansion for \$5.6M (Gallery)



VinFast plans to go public in US to fund 7,500-job Chatham EV plant



Chatham approves developments aimed at supporting VinFast, FedEx



Fred Smith Co. turns quick \$3.5M return on Chatham investment



MORE FOR YOU

[More >](#)



New Raleigh office tower leases entire floor to engineering firm (Gallery)



Pfizer could offload Durham facility as part of R&D strategy shift



Wake Forest needs more space to attract companies. A 200-



Convicted Raleigh real estate investor fails on appeal

acre site may offer solutions.



Triangle Public Charities



East Carolina University grad sentenced to prison in wild student aid scheme

Latest BizSpotlight

More >

FEATURED

Morgan Stanley

FINANCIAL SERVICES

Morgan Stanley

General News

Morgan Stanley (NYSE: MS) today announced that Private Wealth Advisors, Brian Ranck and Jeb Boccaccio, have joined the firm's Private Wealth Managemen...

FEATURED



LAW PRACTICE

Hodgson Russ LLP

General News

Greensboro-based Peter J. Brevorka and Jillian E. Brevorka have joined Hodgson Russ LLP. They bring extensive experience to the Hodgson Russ Trusts & ...



ACCOUNTING

Aprio LLP

Expansion

Nationally ranked business advisory and CPA firm Aprio, LLP is expanding with a new Raleigh/Durham office in an innovative workspace positioning the f...

Back to Top ▲

TRIANGLE BUSINESS JOURNAL

User Agreement | Privacy Policy

Your California Privacy Rights | Ad Choices

© 2023 American City Business Journals. All rights reserved. Use of and/or registration on any portion of this site constitutes acceptance of our User Agreement (updated January 24, 2023) and Privacy Policy.

(updated January 24, 2023). The material on this site may not be reproduced, distributed, transmitted, cached or otherwise used, except with the prior written permission of American City Business Journals.

