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Habitat for Humanity announces builder partners for mixed-income Weavers Grove community

CHAPEL HILL, N.C. (September 1, 2021) – Habitat for Humanity of Orange County has announced the two homebuilders, Garman Homes and White Oak Properties, who will be building the market-rate homes in its Weavers Grove community. Weavers Grove is Habitat for Humanity of Orange County’s newest neighborhood, a mixed-income community located in Chapel Hill off of Weaver Dairy Road.

This is Habitat’s bold answer to the affordable housing crisis and is the most ambitious project in the organization’s 37-year history. When complete, 237 single family homes, townhomes, duplexes, and condominiums will be on the land, with 101 of these homes purchased by Habitat homebuyers. The remaining market-rate homes will offer new opportunities for Chapel Hill homebuyers, at price ranges lower than today’s median home price. Habitat for Humanity expects that the innovative Weavers Grove community will be a national housing model that will inspire other Habitat affiliates to pursue mixed-income developments.

“I am convinced that the best model for building strong communities comes from mixed-income, mixed-use development that enables people to live near the places where they work. I encourage the community to support this visionary project,” said Jonathan Reckford, Chapel Hill native and Habitat for Humanity International CEO.

Research shows that growing up in a mixed-income neighborhood makes a profound difference in the lives of children from lower-income families – creating enormous positive impact in upward economic mobility, and economic and social benefits for our entire region. Weavers Grove amenities including a community center, playground, splash pad, gathering pavilion and more will appeal to and serve a diverse homeowner base – fostering neighborly interactions, enabling healthy recreation, and supporting families as they strive for safe, stable environments for their children.

The development team from Habitat for Humanity, led by pro-bono project manager Bruce Ballentine, interviewed multiple Triangle-based homebuilders to partner with to create the mixed-income Weavers Grove neighborhood. “Selecting Garman Homes and White Oak Properties as our partners was easy once we heard of their commitment to affordable housing and to celebrating diversity,” said Jennifer Player, President and CEO of Habitat for Humanity of Orange County. “Weavers Grove is a once in a lifetime opportunity to make a huge impact on not just affordable housing but also on missing middle housing in Chapel Hill. It is something that we can all be quite proud of.”

“Weavers Grove is a perfect match for us because it ties our mission, our values, and our craft in one place,” said Cameron Medlin, Vice President of Operations at Garman Homes. “It is a way to touch more people in a different way and impact people in a whole different way you aren’t seeing in this market.

We're able to be part of something bigger than us as a home building company. Here you are able to meet people where they are in their life and be part of their story no matter what that is and we're able to be a part of that which is such a blessing."

This announcement comes on the heels of the historic \$500,000 donation from the F.M. Kirby Foundation. Habitat for Humanity is leveraging multiple financial resources to create the Weavers Grove community in a critical location in Chapel Hill where families can live close to work, schools, and transportation. The total cost of the development is \$26 million. The funding model combines revenues from the sale of Habitat-owned lots to market-rate builders, annual fundraising allocations, government grants, financing sources, and philanthropy from organizations.

Site development for Weavers Grove is currently underway, with a virtual groundbreaking ceremony set for October 17, 2021. Construction on the homes and shared community spaces will begin in early 2023. For updates on construction as it progresses, visit www.weaversgrove.org.

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About Habitat for Humanity of Orange County

Habitat for Humanity of Orange County has helped more than 300 families build and purchase new homes and more than 200 families repair existing homes in Orange County. Habitat homes are built through the use of volunteer labor and donations of money and materials. Qualified homebuyers complete 275 hours of sweat equity and purchase the home from Habitat through an affordable mortgage priced at 30% or less of family income. For more information, please visit www.orangehabitat.org.

About Garman Homes

Founded by Jim Garman and Alaina Money-Garman in 2007, Garman Homes is a privately-held homebuilding company based in Cary, NC. The company operates two brands, Fresh Paint by Garman Homes and Nonfiction by Garman Homes, that builds townhomes, duplexes, and single-family detached homes throughout North Carolina. Driven by the belief that a homebuilding company can change the world by treating people with transparency and respect, empowering them to create their dream, improve their lives and make the world a better place, Garman ranked #197 in sales volume on the 2020 Builder 200 list, growing steadily year over year.

About White Oak Properties

Since the company's inception in 1982, White Oak Properties has been the creator of numerous successful upscale condominium and townhome communities throughout North Carolina's Triangle area. During its span of almost 40 years in the development industry, White Oak Properties has received significant acclaim through Community Appearance Awards for a number of its projects highlighted by a platinum Best in American Living Award from the National Association of Home Builders. Over recent years, White Oak has been a significant builder in two major Chapel Hill communities, Southern Village and Meadowmont. Further White Oak has demonstrated a lengthy relationship and commitment to affordable housing with Community Housing Trust of Chapel Hill. White Oak looks forward to Weavers Grove as another wonderful opportunity to serve a mixed income community of buyers. www.whiteoakinc.com.