



Chatham County, NC

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Title: Vote to approve the agreements between True Homes, LLC and Chatham County for the construction of a single-family residential structure upon county-owned property at 57 Camp Drive, Pittsboro, for the operations and provision of Transitional Housing services

Sponsors:

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Attachments: 1. 24.04.25 Home Agreement - Part One, 2. 24.04.25 Additional Terms - Part Two, 3. Assignment - Assumption of Warranty Chatham, 4. Donation Addendum, 5. Warranty

Date	Ver.	Action By	Action	Result
6/17/2024	1	Board of Commissioners		

Vote to approve the agreements between True Homes, LLC and Chatham County for the construction of a single-family residential structure upon county-owned property at 57 Camp Drive, Pittsboro, for the operations and provision of Transitional Housing services

Introduction & Background: True Homes, LLC is a residential home builder with a presence across North Carolina. True Homes Foundation is the philanthropic arm of True Homes, LLC. One of the philanthropic programs True Homes has implemented is to build and give away one home for every 500 homes built in each of its markets - in this case the Raleigh/Triad market. In the past, True Homes has built homes for women’s shelters, foster homes, and faith-based campus/organizations.

For its next 500 Homes project, True Homes sought to build a home in Chatham County with the goal of finding a partner organization that could use a home for their services and one that True Homes could also volunteer with as a long-term partnership. True Homes connected with Chatham County and Love Chatham, a transitional housing nonprofit service provider here in Chatham, to coordinate this next project. As a result, Chatham County was able to identify a county-owned lot suitable for a single-family residential structure that would be operated for transitional housing services by Love Chatham.

This lot is located at 57 Camp Drive in Pittsboro, which is adjacent and north of the Division of Social Services (DSS) parking lot and across from CORA food pantry. The True Homes project team has worked with the Town of Pittsboro to secure requisite zoning compliance and utility allocations to construct this project. With the lot being selected and approved for development, True Homes is ready to move into construction.

The intended structure of this public/private/nonprofit partnership is as follows:

- Chatham County will give permission to True Homes to construct the project upon the noted county property.
- Upon completion of the project, True Homes will transfer the possession of the constructed home to the county.
- Chatham will enter into a lease or management agreement with Love Chatham for the provision of transitional housing services out of the home constructed by True Homes.

To move into the construction phase of this project, the Board of Commissioners is asked to approve the following documents to be executed, where applicable, by the County Manager.

- Home Agreement
- Home Agreement additional Terms and Conditions
- Donation Addendum
- Assignment, Assumption and Transfer of Warranty Rights
- True Homes Limited Home Warranty

Discussion & Analysis: Love Chatham is a Chatham County-based nonprofit organization that provides transitional housing services in Chatham County. Love Chatham currently operates a transitional housing facility in Siler City and desires to operate an additional transitional housing facility in the Town of Pittsboro.

The subject property was not obtained by the county with a public purpose in mind, as it came into the possession of the county by way of foreclosure. Putting this lot to a purpose such as transitional housing is a productive public use of county property. In addition, the subject property is within walking distance of a food pantry, DSS services, the community college, a community garden, and a public library.

Partnering with True Homes to facilitate this project removes the initial capital investment costs associated with the construction of a new facility or the renovation of an existing facility; allowing for a lower barrier to provide these services within the Pittsboro community.

How does this relate to the Comprehensive Plan: Objective 9 of Plan Chatham calls for community options for a variety of housing types for all ages and incomes. Along the housing continuum, transitional housing is a type of supportive housing designed to assist individuals and families in transitioning to stable housing, which offers longer-term housing solutions combined with supportive services to help residents achieve self-sufficiency. Increasing the availability of and access to this housing type further advances this objective of Chatham County's Comprehensive Plan.

Budgetary Impact: No budgetary impact is anticipated for the initial capital investment. Long-term maintenance and upkeep of the facility as well as preventative maintenance activities can be anticipated to impact the operating budget and/or the Capital Maintenance and Repair (CMRP) function within the county's Capital Reserve. While sometimes unpredictable, staff will plan for these activities as with other county facilities.

Recommendation/Motion: Approve the agreements between True Homes, LLC and Chatham County for the construction of a single-family residential structure upon county-owned property at 57 Camp Drive, Pittsboro, for the operations and provision of Transitional Housing services.