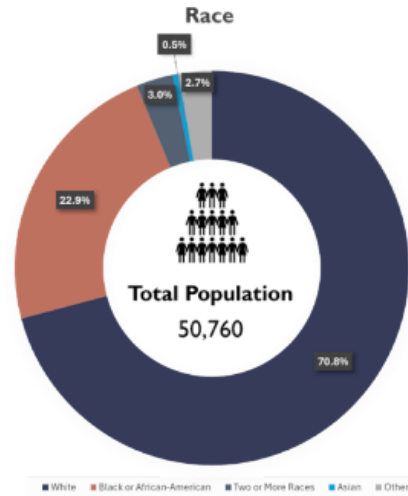
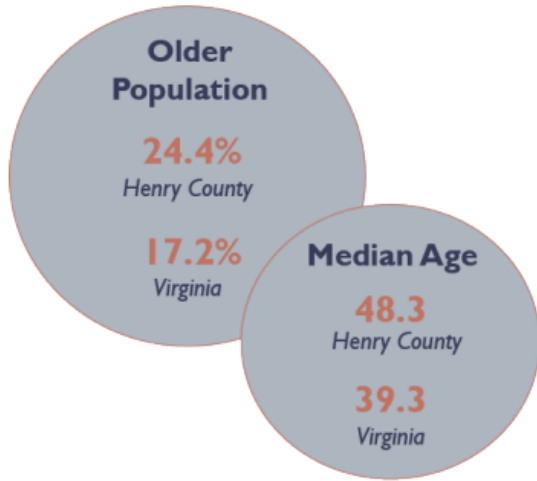
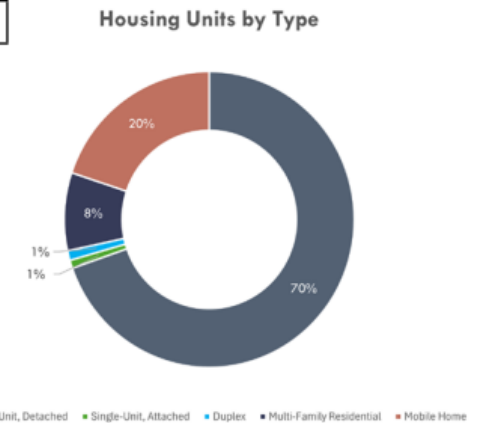




Henry County Housing Summit 2025



| Housing Units by Number of Bedrooms | | |
|-------------------------------------|-----------------|------------------------|
| | Number of Units | Percent of Total Units |
| No Bedroom (Studio) | 261 | 1.02% |
| 1 Bedroom | 1215 | 4.77% |
| 2 Bedrooms | 7592 | 29.80% |
| 3 Bedrooms | 12828 | 50.36% |
| 4 Bedrooms | 2829 | 11.11% |
| 5 Bedrooms | 750 | 2.94% |



Snapshot of Henry County

Daniel's Corner Planned Unit
Development

Charlotte's Crossing Apartments (Halifax
Drive)

Fieldale School Apartments

School Drive Apartments

Housing
Developments
Since 2022

Daniel's Corner Planned Unit Development

- Planned Unit Development (PUD) was approved by the Planning Commission in August of 2024.
- Construction began immediately
- Up to 15 single family, freestanding residences
- Up to 12 attached townhouses
- Homeowner will own and maintain the interior of the structure, and their individual driveway.
- HOA will maintain exterior of the structure, grounds, landscaping, roadway, and common areas.



Charlotte's Crossing Apartments (Halifax Drive)

- These units were initially slated for demolition.
- Now, they've been renovated into 20 turn-key, market-rate apartments





Fieldale School Apartments

- Former Fieldale Elementary School
- Completed in early 2023
- 23 units
- 1 and 2 bedroom options available
- Renovated auditorium with a new sound system and projector system available to residents and the community.





School Drive Apartments

- Former John Redd Smith Elementary School
- Completed in late 2023
- 39 units
- 1 and 2 bedroom options available
- Restored basketball court available to the residents.

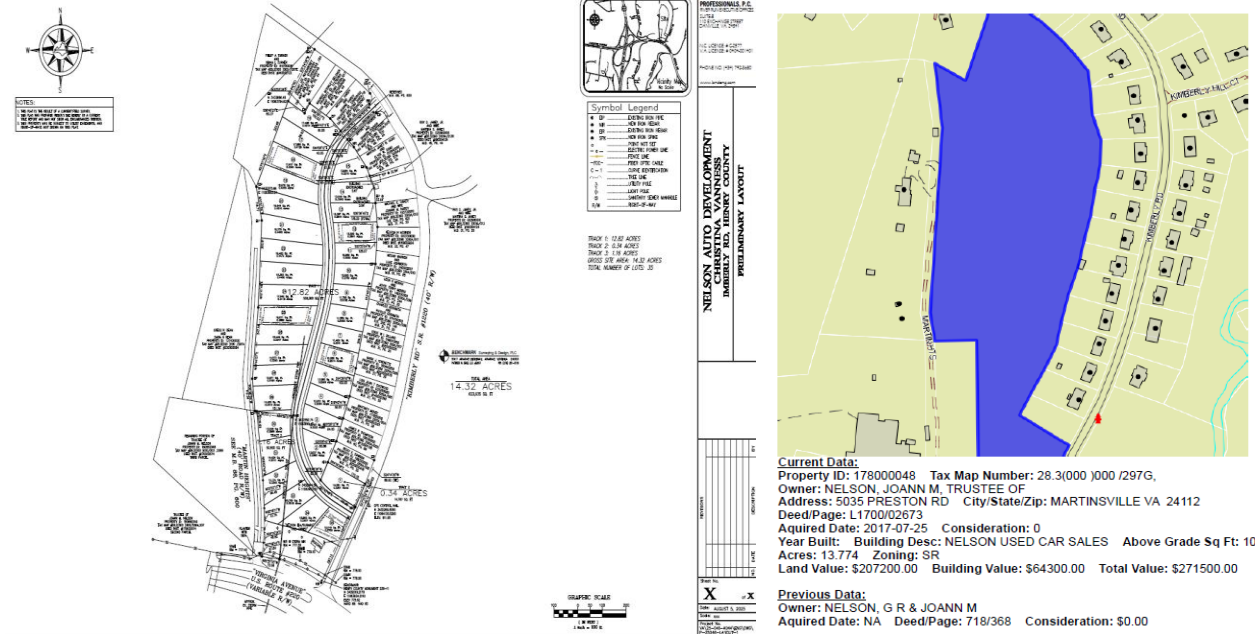


Current/Future Needs

- Diversified Housing Stock - Multi-family makes up less than 10% of Henry County's current housing stock.
- New Construction – Only 2.3% of Henry County's housing stock was constructed from 2010 to the present.



Land Available for Development



- New proposed subdivision
- Total area of approximately 14.32 acres.
- Planned for up to 35 single-family detached homes, along a state-maintained road (road to be constructed).
- Lots will be served by public water and sewer.



Villa Heights Housing Project Update

Looking Back: Before Pictures



Where We Are Today

- First four houses are under construction!
- Houses will be ready for sale in the coming weeks.



Lot Layout



Partners



Henry County – Invested \$228,000 for the acquisition and demolition of the dilapidated structures.

Virginia Housing – Invested \$20,000 for the site planning and surveying work.

West Piedmont Planning District Commission – Holding ownership of lots, investing \$25,000 per house to buy down the mortgage. Local administrator for the Virginia Statewide Community Land Trust (VSCLT). Involvement with the VSCLT will be an integral part of keeping the houses affordable.

Harvest Foundation – Also investing \$25,000 per house to buy down the mortgage. Harvest was instrumental in establishing the relationship between Henry County/WPPDC and the VSCLT.



Next Steps

- Complete construction of lots 9-12 (will be complete late fall/early winter 2025).
- Procure realtor to market and sell the houses (RFP has been sent out for realty services, awaiting responses).
- As houses are sold, the proceeds will be rolled into the construction of the additional homes.

