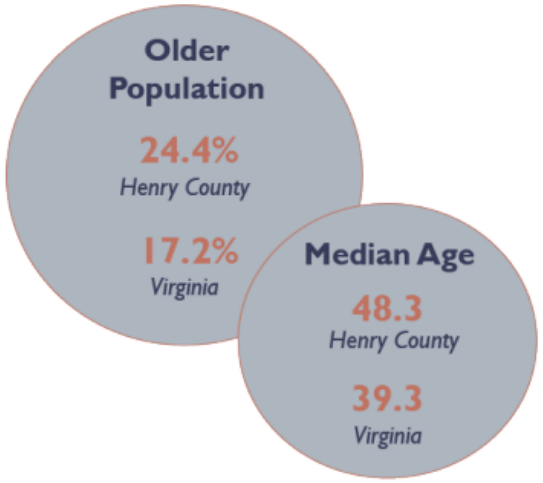
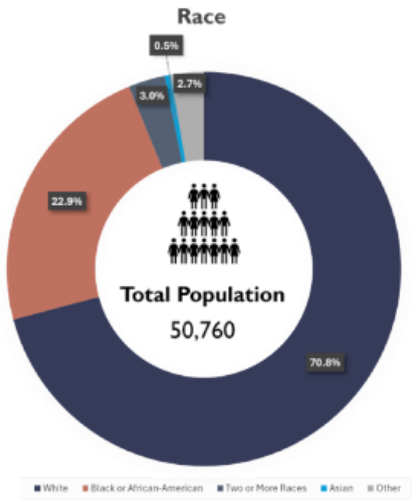
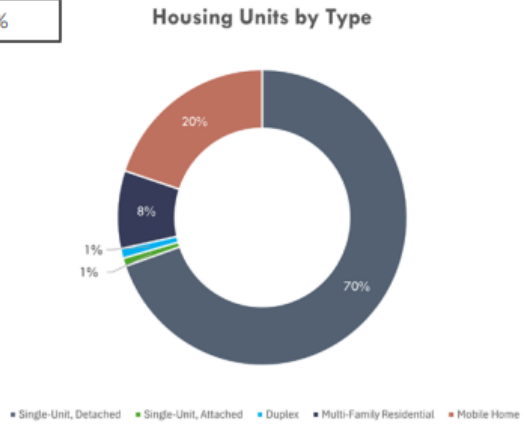
Henry County Housing Summit 2026





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

Housing Developments Since 2022

- Daniel's Corner Planned Unit Development
- Charlotte's Crossing Apartments (Halifax Drive)
- Fieldale School Apartments
- School Drive Apartments

Daniel's Corner Planned Unit Development

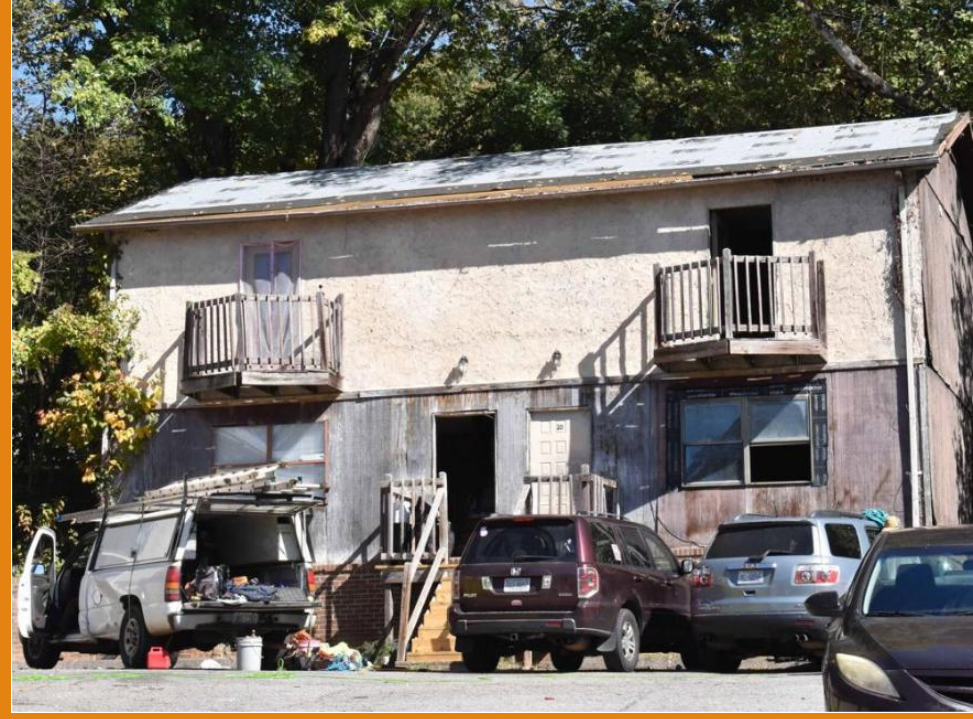
- Planned Unit Development (PUD) was approved by the Planning Commission in August of 2024.
- Construction began immediately
- Up to 15 single family, freestanding residences
- Up to 12 attached townhouses
- Homeowner will own and maintain the interior of the structure, and their individual driveway.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

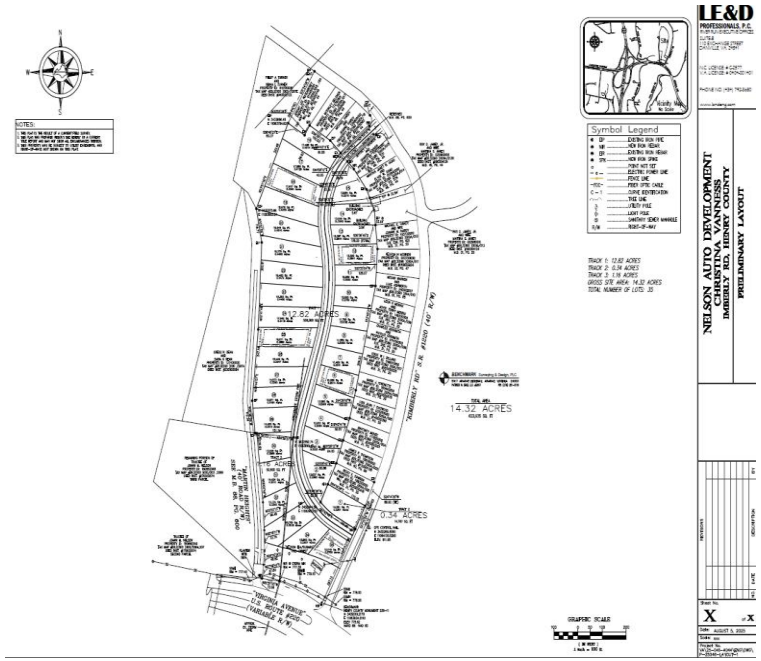
- Former John Redd Smith Elementary School
- Completed in late 2023
- 39 units
- 1 and 2 bedroom options available
- Restored basketball court available to the residents.

Current/Future Needs

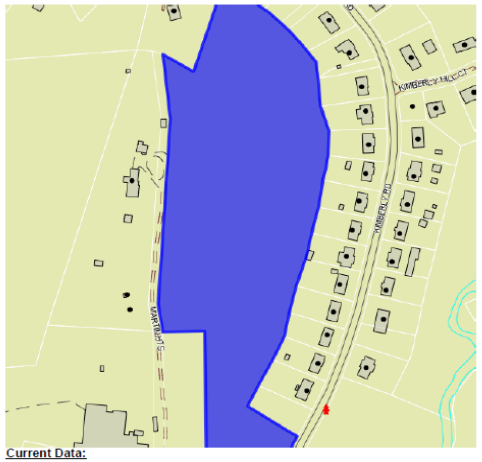
- Diversified Housing Stock - Multi-family makes up less than 10% of Henry County's current housing stock.
- New Construction – Only 2.3% of Henry County's housing stock was constructed from 2010 to the present.



Land Available for Development



Property Report - County of Henry



Current Data:
Property ID: 178000048 **Tax Map Number:** 28.3(000)000 /297G,
Owner: NELSON, JOANN M, TRUSTEE OF
Address: 5035 PRESTON RD **City/State/Zip:** MARTINSVILLE VA 24112
Deed/Page: L1700/02673
Aquired Date: 2017-07-25 **Consideration:** 0
Year Built: **Building Desc:** NELSON USED CAR SALES **Above Grade Sq Ft:** 1096
Acres: 13.774 **Zoning:** SR
Land Value: $207200.00 **Building Value:** $64300.00 **Total Value:** $271500.00

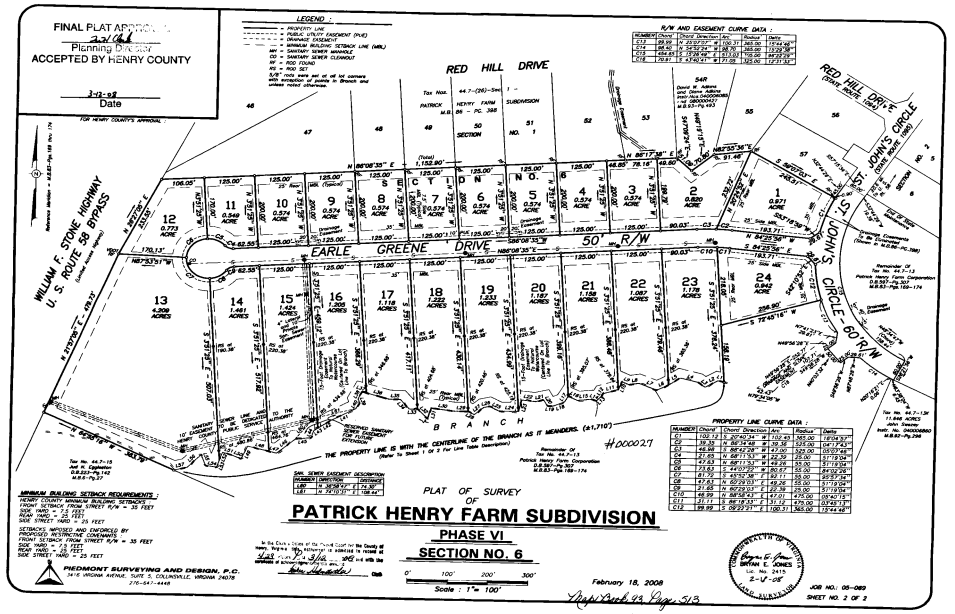
Previous Data:
Owner: NELSON, G R & JOANN M
Aquired Date: NA **Deed/Page:** 718/368 **Consideration:** $0.00

- 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.

Land Available for Development

Earle Greene Drive – 24 lots total, served by public water & sewer, underground electrical, and road already constructed. Prime residential development in the desirable Patrick Henry Farms Subdivision.





Increasing Demand for Housing

Just in the past year, the following job announcements have been made:

- Nathan Trotter – 118 Jobs
- FKC America – 60 Jobs
- Rural King – 150 Jobs
- Twain Lumber – 74 Jobs

That’s over 400 newly created jobs!

Job Creation = Increased Demand for Housing

Incentives Available for Development



THROUGH JULY 1, 2028, BUILDING PERMIT FEES HAVE BEEN WAIVED FOR RESIDENTIAL NEW CONSTRUCTION AND RENOVATIONS OVER $100,000.



THE HENRY COUNTY BOARD OF SUPERVISORS AMENDED THE ZONING ORDINANCE TO ALLOW MULTI-FAMILY DEVELOPMENT AS A BY-RIGHT USE ON COMMERCIAL (B-1) PROPERTY.



Villa Heights Housing Project Update

Looking Back: Before Pictures







Where We Are Today

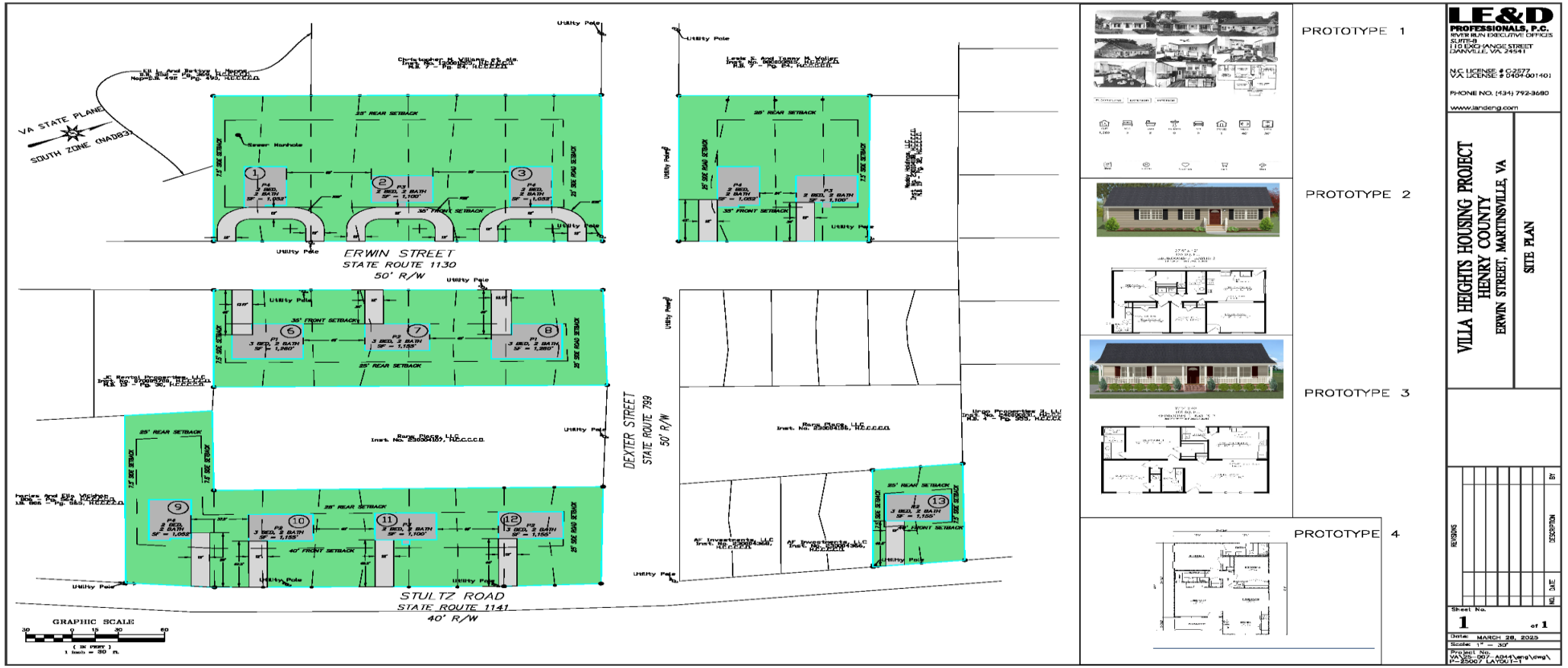
- First four houses are complete!
- One house has been sold, with the other three available for purchase.







Lot Layout


VA STATE PLANE
SOUTH ZONE (NAD83)
ERWIN STREET
STATE ROUTE 1130
50' R/W
DEXTER STREET
STATE ROUTE 799
50' R/W
STULTZ ROAD
STATE ROUTE 1141
40' R/W
GRAPHIC SCALE
1 inch = 30 ft.
PROTOTYPE 1
PROTOTYPE 2
PROTOTYPE 3
PROTOTYPE 4
LE&D PROFESSIONALS, P.C.
VILLA HEIGHTS HOUSING PROJECT
HENRY COUNTY
ERWIN STREET, MARTINSVILLE, VA
SITE PLAN

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.