Success Story: Henry County

Villa Heights Housing Project







- 15 duplexes were demolished through a drug blight process laid out in the Henry County Code.

Seeing Potential

- Proximity to local amenities.
- Opportunity for workforce housing.
- Redevelopment of developable lots that required minimal grading, with existing public utilities.
- Restoring pride to a proud community.

Establishing a Plan



Community Land Trust

- The County, along with the Harvest Foundation and West Piedmont Planning District Commission, established a relationship with the Virginia Statewide Community Land Trust (VSCLT).
- The VSCLT would allow for these homes to stay affordable in perpetuity.
- Owner-occupied, not rental property.

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.

Where are we today?







- First four houses are complete!
- One house has been sold, with the other three available for purchase.
- The cash to close for the first home buyer was less than $500.