HALIFAX COUNTY

BRIAN BROWN

EXECUTIVE DIRECTOR, HALIFAX IDA

HALIFAX IDA

Your Partner For Growth

OVERVIEW

- Population: 33,400 (2025 USA Facts)
- AMI: $77,000 (2026) up from $70,400 in 2025
- In the process of increasing water plant capacity from 3 mgd to 5 mgd
- Current major projects underway include a new 40 bed rural hospital, Rook Hotel. Hitachi Energy Expansion, AJ Transportation Expansion, & IperionX expansion
- New Halifax County High School opened in 2026.

HALIFAX IDA
Your Partner For Growth

Recent Housing Developments

Poplar Creek
32-unit Affordable Housing Community (16 duplexes)
Low Income Housing Tax Credit Program (LIHTC)

Westside Mobile Home Park Redevelopment Project
40 new lots for single family housing

Adaptive Mixed-Use Commercial/Residential
300 Main Street – 4 residential units

HALIFAX IDA
Your Partner For Growth

Housing Needs

Numbers of homes needed based on five-year job growth

898 expected in-migrating workers
694 owner demand units, 204 rental units
415 of owner occupied will need housing between $225,000 and $290,000
80% of rental units will need to set rents between $1,000 to $1,500 month
21 units will be at rental levels between $1,500 and $2,000 month

Rental Vacancy Rate under 1%
As of 9-11-26 there are only 9 rentals available on Zillow, many of which are dated

87.8% of housing built before the year 2000.

HALIFAX IDA
Your Partner For Growth

HOUSING NEEDS

Realtor.com

South Boston, VA Market Summary

Key indicators as of August 2026

Metric	Citywide	1Y Change	3Y Change
Median listing $	$264,950	7.19%	-4.14%
Median sold $	$209,000	12.67%	16.43%
$ per sq ft	$144/sq ft	5.39%	20.72%
Active listings	76	7.94%	44.68%
Median days on market	57 days	-11.48%	3.85%
Rental properties	6	-71.43%	-33.33%
Median rent	$1,430/mo	5.54%	0.35%

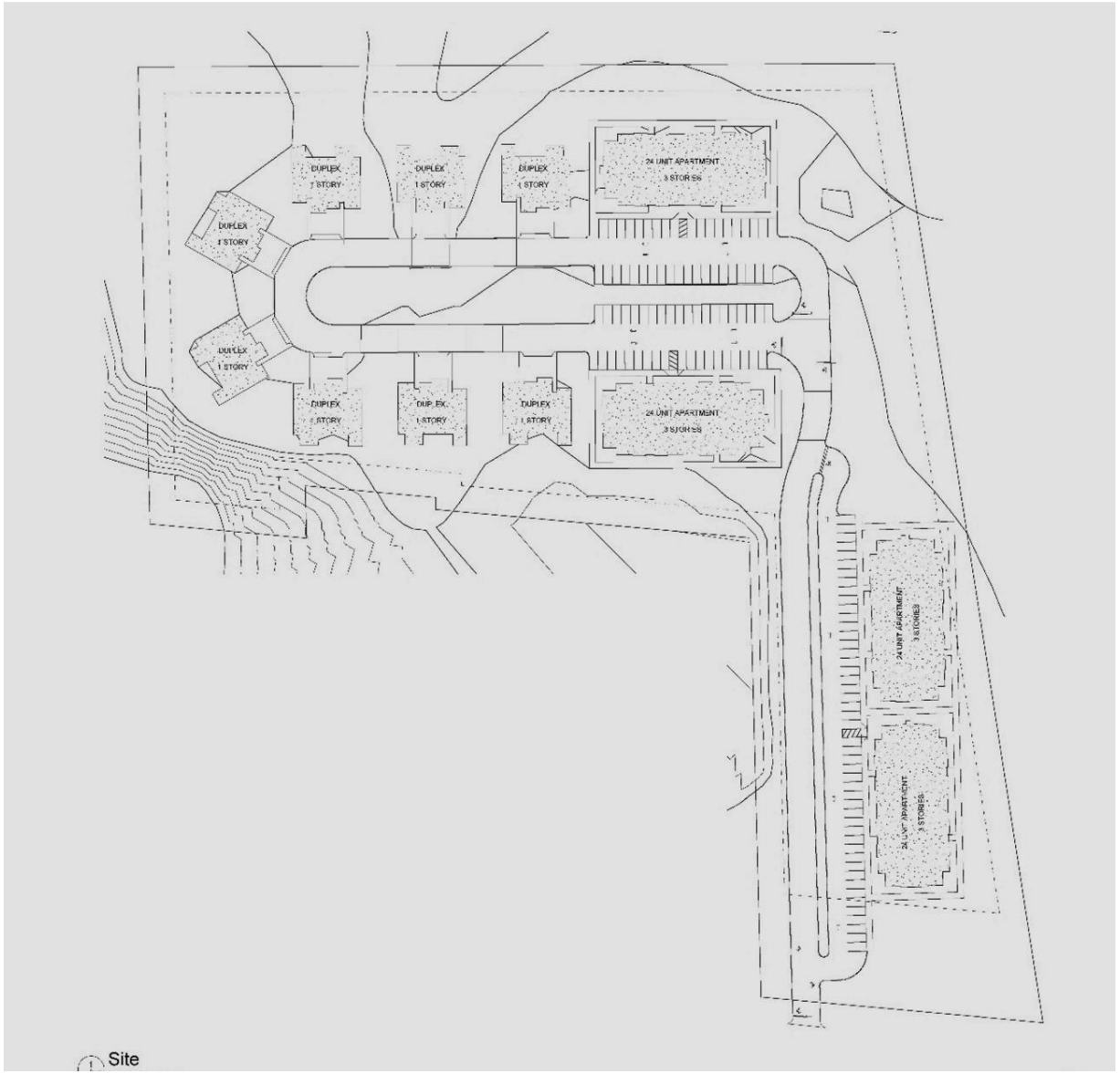
HALIFAX IDA

Your Partner For Growth

CSG Site

9.68 acres on US 58
Zoned Agricultural
Parcel number _____

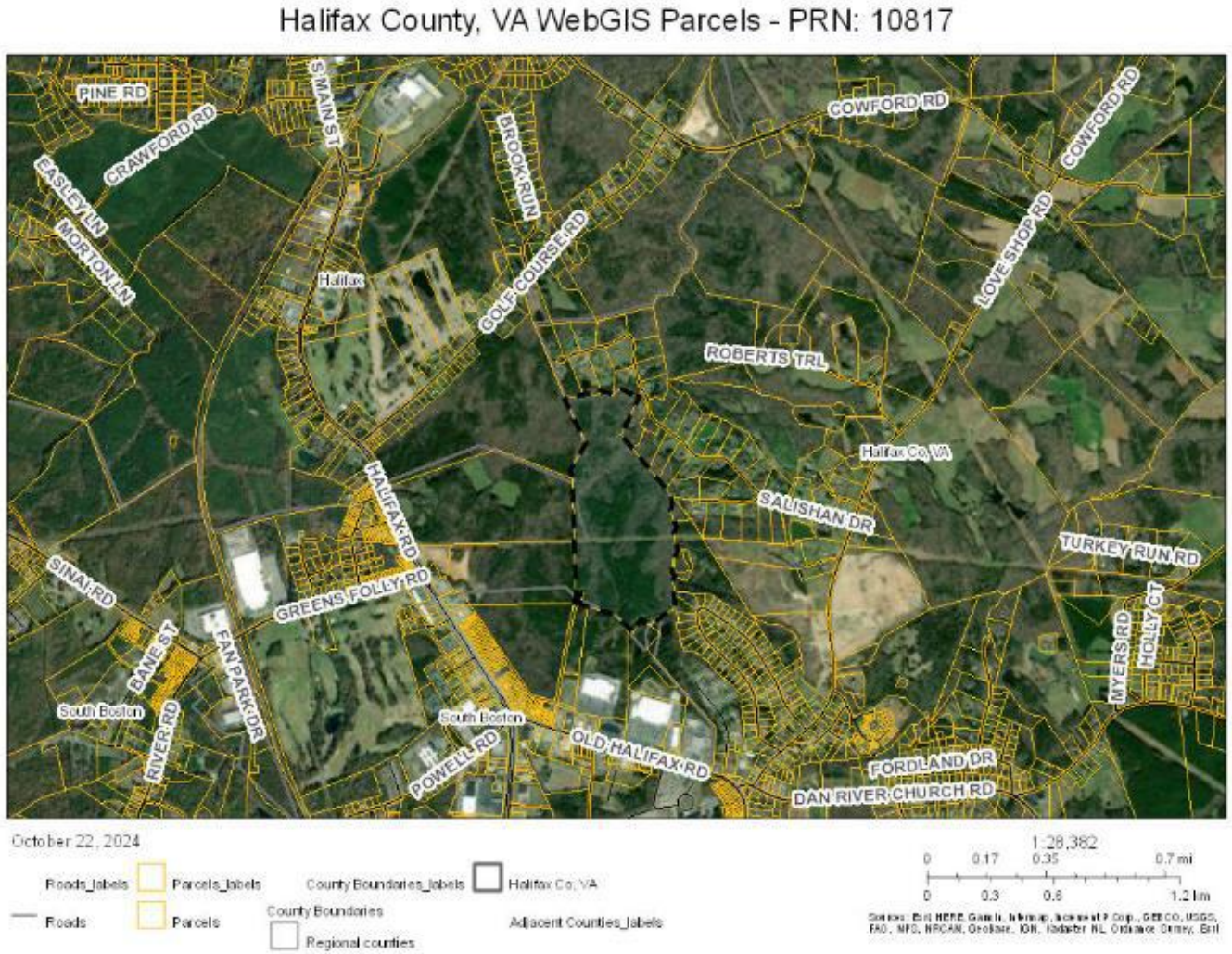




HALIFAX IDA
Your Partner For Growth

HENDERSON SITE

- 101.87 acres
- Located near commercial district
-Located behind major retailers Lowes & Walmart
-Water & Sewer Available

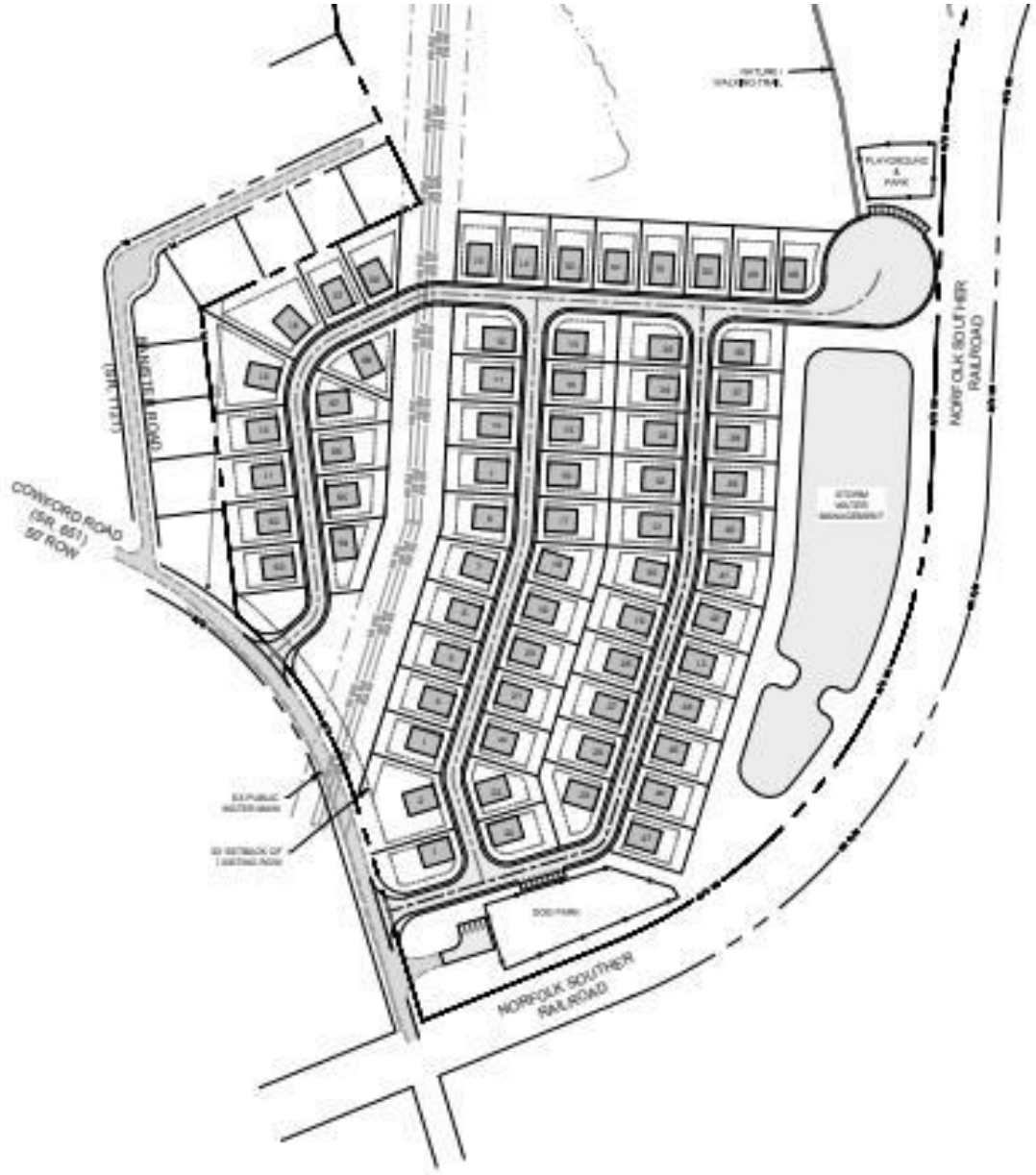


HALIFAX IDA
Your Partner For Growth

Banister Flats

89 Acres
River Front
Privately Owned

Conceptual Design
68 total lots
Average lot size 10,985 SF
Two story houses 2,475 SF
Dog Park
Playground
Walking Trails



HALIFAX IDA
Your Partner For Growth

WADDELL WOODS PHASE 2

50 Acres
Town of South Boston
33 platted lots
Zoned R1
Water and sewer is at road

Privately owned



HALIFAX IDA
Your Partner For Growth

HOUSING PROJECT ANNOUNCEMENT

There will be a major housing announcement later in the program



HALIFAX IDA
Your Partner For Growth

HOUSING INCENTIVES

- **Halifax County Enterprise Zone Benefits for Mixed Use**
  -5 years of tax abatement on improved value
- **Halifax Opportunity Program**
  - The Development must include a minimum of three (3) units, on separately deeded and adjacent lots, with single-family residences, to be offered at Market Rate for Sale or Lease, each with a minimum tax-assessed value of $150,000, and for which no other public assistance is available.
  - The Development shall include the expansion/extension of public infrastructure including, but not necessarily limited to, publicly or Homeowner's Association maintained roads with approved storm water structures and devices (i.e. curb & gutter, inlets), public potable water distribution system, public sanitary sewer collection system, and telecommunications.
  - The Developer must apply for and receive approval for the HOP grants; and Developer shall execute a grant Agreement with Halifax IDA prior to beginning home construction

HALIFAX IDA
Your Partner For Growth

SUMMARY

Job growth is prompting the need for additional workforce housing.
Currently a void of rental available in the County.
87.8% of housing built before the year 2000.

Halifax County is bullish on housing for the community and looking to partner with you.



HALIFAX IDA
Your Partner For Growth