

# Halifax County Board of Commissioners

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Halifax County Historic Courthouse  
10 North King Street, Post Office Box 38, Halifax, North Carolina 27839  
252-583-1131 · Fax: 252-583-9921  
www.halifaxnc.com

## Halifax County 2020 CDBG-Housing Project Request for Manufactured/Modular Housing Quotes September 3, 2025

To Area Manufactured/Modular Housing Dealers:

Halifax County is seeking quotes/price ranges for two (2) manufactured/modular housing units. These units are to be provided as replacement housing to two (2) low- to moderate-income households whose existing homes have been determined to be unfit for rehabilitation under the County's 2020 CDBG-Housing Project. Each of these homes is slated for demolition and clearance under this program, and a replacement unit will be placed back on the original lot.

The County, in consultation with the homeowner, will select the housing dealer/contractor that offers the best housing unit for the homeowner. Factors to be considered for selection include floor plan, price, and estimated delivery/completion date. The contract for purchase will be between the dealer/contractor, the homeowner and Halifax County. The selected dealer/contractor will be paid directly by Halifax County, as follows:

1. 10% of the total price will be paid upon the selection of the housing unit and execution of the sales contract by the dealer/contractor, homeowner and Halifax County.
2. 90% of the balance will be paid upon delivery of the housing unit to the homeowner's property.
3. The balance of the sales contract will be paid upon completion of set-up and receipt of Certificate of Occupancy.

The addresses of the two (2) homeowners scheduled to receive replacement housing under this program are as follows:

Unit No.	Address
Unit #1	90 Carver St. Roanoke Rapids, NC
Unit #3	49 Bowser St. Roanoke Rapids, NC

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It is imperative that these homeowners NOT BE DIRECTLY CONTACTED BY DEALERS/CONTRACTORS at this time. The County's objective is to achieve fair and open competition for these price quotes, and any attempt to influence the homeowner during this process will result in a dealer's/contractor's disqualification.

Once a dealer/contractor has been selected, the final selection, configuration, and details of the unit will be discussed in great detail with the homeowner with oversight provided by Halifax County's grant administrator and senior county staff member.

Halifax County has established specific criteria that must be included in the final design of the manufactured/modular housing unit. The criteria are as follows:

- Three (3) bedrooms and two (2) full bathrooms (Approximate size 1,000 – 1,200 Sq. Ft.)
- Exterior and interior paint and finishes to be selected by homeowner
- Master bathroom shall have an ADA-compliant shower (low-threshold step) with hinged-door, built-in seat, hand-held combo shower head, and grab-rails. Master bathroom shall also have an ADA-compliant toilet with grab-rails within easy reach.
- Energy efficient central heat and air conditioning (fuel to be determined by homeowner)
- Masonry foundation (brick or block – owner's choice) with adequate number of automatic foundation vents
- Energy efficient Rating
- Energy efficient windows with screens
- House type exterior doors (with peepholes) with dead-bolt locks and storm doors
- Floor coverings and window treatments (to be selected by homeowner)
- A 5/12 pitch house-type roof with minimum 30-year shingles
- Washer and dryer with washer and dryer connections
- All kitchen appliances, including microwave and dishwasher
- Ceiling fans in all bedrooms and living room
- 40-gallon energy efficient water heater
- Water cut off valves at all sinks, toilets, etc.
- Two (minimum) exterior water faucets
- Two (minimum) exterior electrical outlets
- Covered and screened front porch with exterior-rated ceiling fan with light, steps and handrails constructed with treated lumber or masonry and shingles to match the house (final size of porch may vary depending on size of house, lot, etc.)
- Rear 6' X 6' porch constructed with treated lumber or masonry with steps and rails
- Handicapped ramp (location, front or rear, to be decided by homeowner)
- Removal of axels, wheels, and trailer tongue

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The selected dealer/contractor will be responsible for all building permits, surveys (if needed), and utility reconnections. Additionally, the dealer shall be responsible for providing for the final grading of the lot, ensuring all truck and equipment tire tracks and ruts are completely smooth and suitable for planting, fertilizing, and mulching of fescue grass seed. The selected dealer shall be responsible for seeding, fertilizing, and mulching the bare areas of the property.

The selected dealer will be responsible for determining that the size and placement of the housing unit meets all set-back ordinances of the local municipality. Halifax County parcel maps for each property are attached. Finally, the selected dealer will be responsible for obtaining all necessary building and transportation permits (as required), as well as requesting the final inspection from the appropriate agency and requesting the Certificate of Occupancy.

Halifax County is requesting your price estimates for the appropriately sized and equipped units be submitted by **September 30, 2025**. Please send your price estimates with housing details (floor plans, size, etc.) to the following address:

Halifax County Manager's Office  
Christina Wells, Deputy County Manager  
10 N. King Street  
PO Box 38  
Halifax, NC 27839

Thank you for your attention to this matter. If you have any questions regarding this solicitation, please contact Mike Scott, Project Administrator, at 252-532-7182.

Sincerely,

Christina Wells  
Deputy County Manager  
Halifax County

*Halifax County is an equal opportunity employer and service provider.  
Small, minority, Historically Underutilized and female-owned businesses are  
encouraged to submit pricing for this work.*

*This information is available in Spanish or any other language upon request. Please contact  
Christina Wells at 252-583-1131 or at 10 North King Street, Halifax, NC for accommodations  
for this request.*

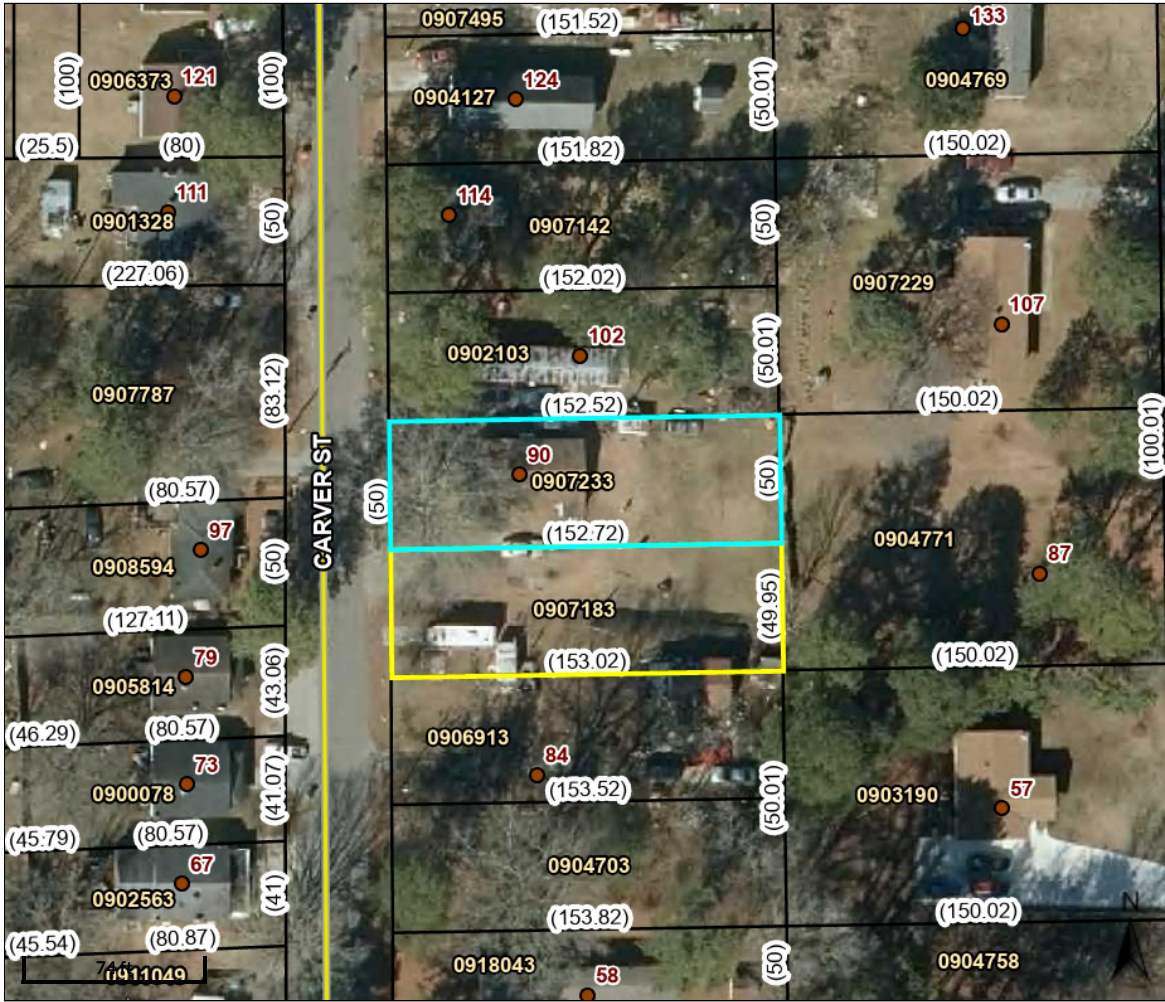
*Esta información está disponible en español o en cualquier otro idioma bajo petición. Por favor,  
póngase en contacto con Christina Wells al 252-583-1131 o en 10 North King Street, Halifax,  
NC de alojamiento para esta solicitud.*

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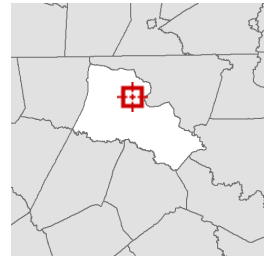
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# Halifax County, NC



### Overview



### Legend

- Address Points
- Parcels
- Roads

Parcel ID	0907233	Class	R	Owner Address	ROOKS, LUCILLE	Last 2 Sales			
Alternate ID	3988-12-76-6096	Acreage	0.1722		90 CARVER ST	Date	Price	Qual	Reason
Property Address	90 CARVER ST	Assessed Value	\$21,000		ROANOKE RAPIDS, NC 27870	n/a	0	n/a	n/a
Deed Book/Page	n/a / n/a					n/a	0	n/a	n/a
Brief Tax Description	H W/S MITCHELL ST LIN HTS								
	(Note: Not to be used on legal documents)								

Please note that parcel data is for the **2025 tax year**. In other words, the records reflect tax listing and recorded documents for the period between **January 1 and December 31, 2024**. **Property changes such as ownership or acreage due to documents recorded after December 31, 2024 are NOT included.** Users of this website should understand that changes to official tax records may not be reflected on this website. This website is not a connection to the Halifax County Tax Office's "live" assessment database and is updated each business day after 5:00 p.m. Numerous changes occur to the assessment database each day and will not be reflected online until the next update. Please call (252) 583-2121 or email [taxhelp@halifaxnc.com](mailto:taxhelp@halifaxnc.com) with questions.

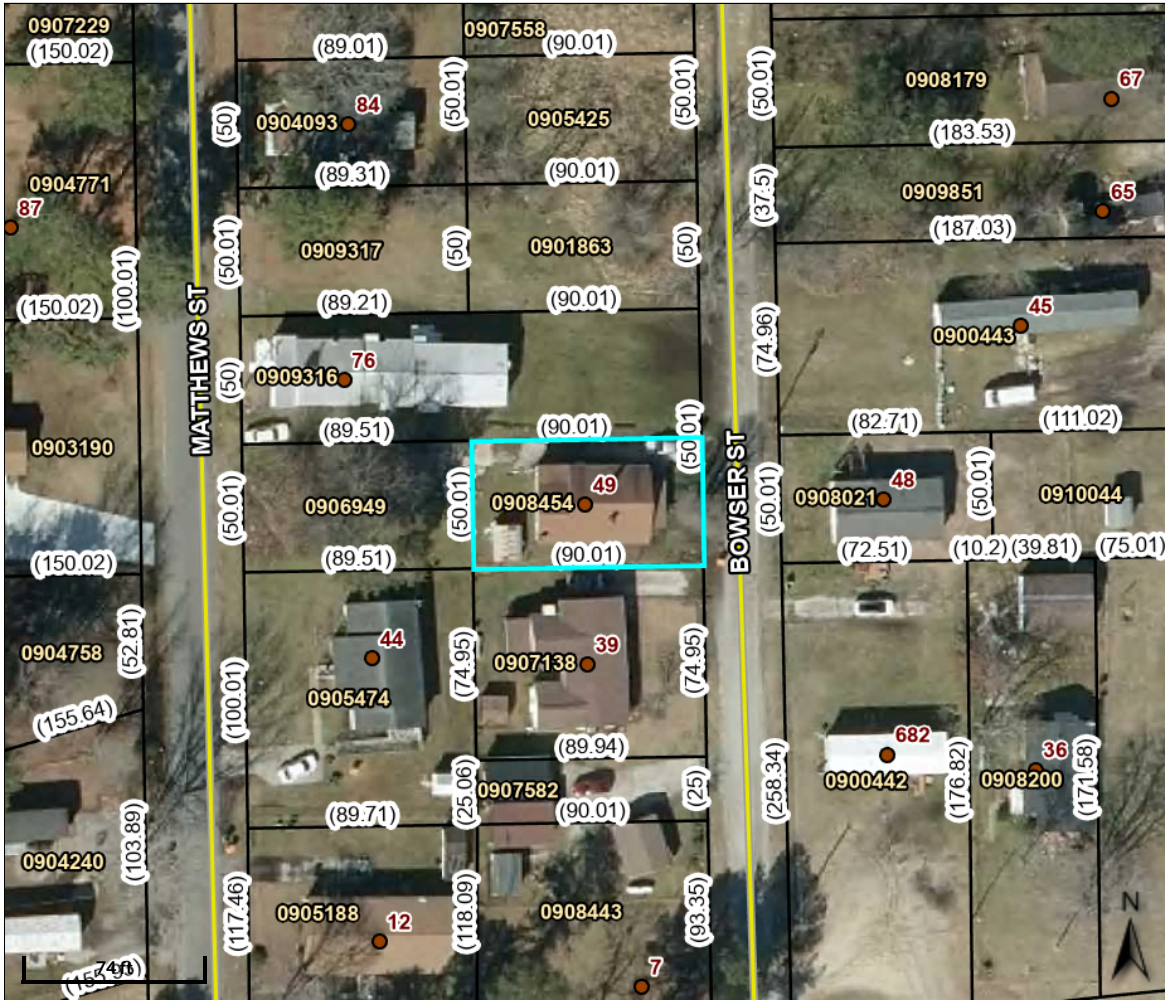
Parcel dimensions are provided for illustrative purposes only and are NOT to be used as a legal document nor for legal purposes. The parcel and parcel dimensions layers are designed to serve as a secondary representation of real property found within Halifax County and are compiled from the recorded deeds, plats, and other public records, which are the primary sources for this public information. Users of this website are hereby notified that these primary sources should be consulted for verification of the information presented here. The data layers do not take the place of a legal survey or other primary source documentation.

Where available, direction and distance are provided as labels. If direction and distance are not available, the length of the parcel line as mapped is provided surrounded by parentheses ( ) to indicate that the measurement is not derived from a recorded document such as a deed or plat.

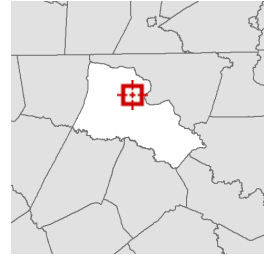
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# Halifax County, NC



## Overview



## Legend

- Address Points
- Parcels
- Roads

Parcel ID	0908454	Class	R	Owner Address	ROUNDTREE, HATTIE LEE	Last 2 Sales			
Alternate ID	3988-12-85-0992	Acreage	0.1033		49 BOWSER ST.	Date	Price	Qual	Reason
Property Address	49 BOWSER ST	Assessed Value	\$20,900		ROANOKE RAPIDS, NC 27870	n/a	0	n/a	n/a
Deed Book/Page	n/a / n/a					n/a	0	n/a	n/a
Brief Tax Description	PT 309-310 BOWSER ST & H								
	(Note: Not to be used on legal documents)								

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