



The Residences at North Hill



One-, Two-, and Three-Bedroom Apartments

NOW LEASING! Mount Vernon District's New Affordable Apartment Homes!

NOW LEASING! Residences at North Hill is a family and senior rental community currently leasing in Alexandria, VA. The 279-unit development features one-, two-, and three-bedroom apartment homes. Apartments are affordable to households at 30%, 50%, and 60% AMI and include a modern living space and kitchen. Residents enjoy an inviting community building, playground, and a 12-acre public park. Located along Richmond Highway, living at Residences at North Hill affords residents the opportunity to live close to shopping, dining, entertainment, and transportation. The property is located a short-drive from downtown Alexandria, and public transportation makes commuting into Washington D.C. a breeze.

COMMUNITY AMENITIES:

- Inviting community room
- Fitness center
- Pet friendly*
- Public/resident recreational plaza
- Professionally landscaped grounds
- On-site professional management team
- Service oriented maintenance with 24-hour emergency call service
- All prospective new residents receive in depth and standardized credit, criminal, and landlord background screening through a third-party reporting agency

RESIDENCE FEATURES:

- Modern kitchen
- In unit washer and dryer hookup**
- Spacious closets
- Carpeted bedrooms, hard-surface living areas
- Ceramic-tiled baths
- Central A/C

[Leasing Preference for residents of 22306, 22309, 22060 zip codes.](#)

**NOW LEASING! FILL OUT AN APPLICATION AT:
www.ResidencesAtNorthHill.com**

Scan here:



7250 Nightingale Hill Lane, Alexandria, VA 22306

ResidencesAtNorthHill@Pennrose.com

T: 571.556.8145 | F: 571.470.8222

*Income Restrictions Apply. Select Units Only. **Senior Building has a central laundry room.

PENNROSE
Bricks & Mortar | Heart & Soul



COMMUNITY
HOUSING PARTNERS



Income Restrictions

11.4.25

60% Area Median Income

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 people	\$49,680 - \$64,980	60%	\$1,656
	2 people	\$49,680 - \$74,280		
2 Bedroom / 1.5 Bath	2 people	\$59,400 - \$74,280	60%	\$1,980
	3 people	\$59,400 - \$83,580		
	4 people	\$59,400 - \$92,820		
3 Bedroom / 2 Bath	3 people	\$68,400 - \$83,580	60%	\$2,280
	4 people	\$68,400 - \$92,820		
	5 people	\$68,400 - \$100,260		
	6 people	\$68,400 - \$107,700		

Frequently Asked Questions

What is Defined as Household Annual Income? – Household annual income is defined as your annual gross salary (before taxes) and includes payments received from child support, regular recurring CashApp/Venmo transactions, SSI, and 1099 jobs (often referred to as gig work) such as Uber, DoorDash, Instacart, etc. *For example, 1 person who makes \$60,000 from their full-time job, and made an additional \$5,000 driving Uber would not qualify for a 60% one-bedroom apartment.*

***Pet Policy** – 2 pet limit; 35 pounds each. \$25 pet rent per pet. \$250 non-refundable pet fee.

Application/Move-in Process – Applying to a Low Income Housing Tax Credit unit may take two–three weeks for final approval.

Affordable Housing Options – We accept Fairfax County Housing Choice Vouchers. Project Based Vouchers must apply through Fairfax County Housing Authority.

Preferred Employer Program – We currently have specials for all First Responders (Fire, Police, and Medical) and Government Employees.

Internet/Cable Provider – Internet and Cable are not included in the rental rate noted above. Cox is the only provider for internet and cable.

Parking Permits – One parking pass is provided per adult. There is no parking fee.

Short-Term Leases – We do not offer short-term leases. All leases are 12 months long.