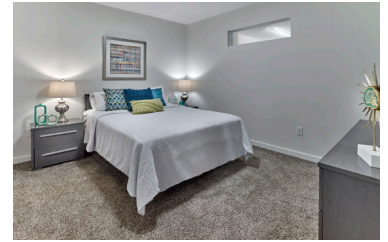




## The Residences at North Hill Active Adult (55 & Older) Building



**OPEN HOUSE ALERT! EVERY SATURDAY IN FEB FROM 10 - 2**

**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. Our community features an Active Adult building where adults 55 & older can choose a one- or two-bedroom apartment. 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 that include a pickleball court. 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:

- For active adults aged 55 & older
- Media room
- Inviting community room
- Fitness center
- Public/resident recreational plaza
- Next to North Hill Park which includes Pickleball Court
- Central laundry room
- 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
- 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.ResNorthHill55Plus.com](http://www.ResNorthHill55Plus.com)**

7230 Nightingale Hill Lane, Alexandria, VA 22306

ResidencesAtNorthHill@Pennrose.com

T: 571.556.8145 | F: 571.470.8222

**PENNROSE**  
Bricks & Mortar | Heart & Soul



COMMUNITY  
HOUSING PARTNERS



\*Income Restrictions Apply.



# Income Restrictions For Active Adults 55+ Building

2.14.24

## 50% Area Median Income

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom / 1 Bath	1 person	\$45,943 - \$60,300	50%	<b>\$1,340</b>
	2 people	\$45,943 - \$67,850		

## 60% Area Median Income

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$55,611 - \$63,300	60%	<b>\$1,622</b>
	2 people	\$55,611 - \$72,360		
2 Bedroom / 1.5 Bath* *Only One Unit	2 people	\$66,720 - \$72,360	60%	<b>\$1,946</b>
	3 people	\$66,720 - \$81,420		
	4 people	\$66,720 - \$90,420		

## Frequently Asked Questions

**Pet Policy** - We do not accept pets. Service animals allowed.

**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.