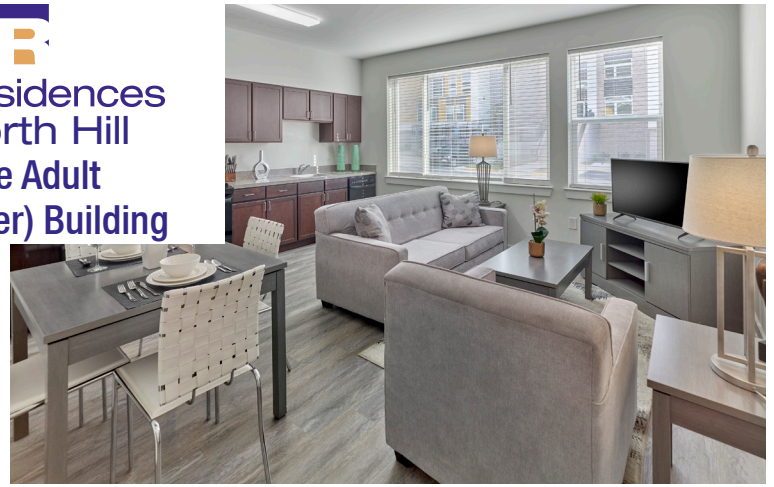




The Residences at North Hill Active Adult (55 & Older) Building



Affordable Apartments for Active Adults 55+ Located In Mount Vernon District

Alexandria, VA

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
- Pet friendly*

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.](#)

Scan here:



NOW LEASING! FILL OUT AN APPLICATION AT:
www.ResNorthHill55Plus.com

7250 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.
Active Adult Building Only.



Income Restrictions For Active Adults 55+ Building

11.4.2025

50% Area Median Income

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom / 1 Bath	1 person	\$41,310 - \$54,150	50%	\$1,340
	2 people	\$41,310 - \$61,900		

60% Area Median Income

Unit Size	Household Size	Qualifying Household Income Range	% AMI	Monthly Rent
1 Bedroom	1 person	\$50,010 - \$64,980	60%	\$1,667
	2 people	\$50,010 - \$74,280		
2 Bedroom / 1.5 Bath* *Only One Unit	2 people	\$60,000 - \$74,280	60%	\$2,000
	3 people	\$60,000 - \$83,580		
	4 people	\$60,000 - \$92,820		

Frequently Asked Questions

***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.