



Central Virginia Housing Coalition  
2300 Charles Street  
Fredericksburg, VA 22401  
Phone: (540) 604-9943 Fax: (540) 604-9949



## HOUSING RESOURCES

**Points to cover while searching for your new home: Below you will find some good questions to ask while you hunt for your new home. Some questions may not apply to your individual need. Likewise, there may be other questions you have that are not listed. This list is not all inclusive. It is simply meant to guide you in gaining the important details about a property so you may make an informed decision.**

- Are you currently waiving your application fees?
- What size apartments/homes do you offer?
- When is your next \_\_\_\_\_ bedroom available?
- What are your current rates?
- Do you currently have any special/discounts on select units?
- Do you offer a preferred employer program?\*
- How much is the security deposit?
- Do you require renters insurance?
- What utilities am I responsible for?
- Is the apartment/home all electric?
- Is your community credit or income-based?
- Do you accept tenants with certain misdemeanors/felonies?
- Do you perform regular maintenance?
- Is there a washer and dryer in unit?
- Is there a dishwasher in unit?
- Do you offer a variety of lease terms?
- Do you accept pets?
- How much is pet deposit/monthly pet rent?
- What is your visitor policy?
- Is there assigned parking, or is it on first-come, first-served basis?

\*Some properties offer a “preferred employee program”, which grants you a percentage off your monthly rent if your employer is on their list. Be sure to always ask this question.

### **Helpful Housing Search Websites:**

[Zillow.com](https://www.zillow.com)

[Realtor.com](https://www.realtor.com)

[Fredericksburg.com/homes/housing/rent/](https://www.fredericksburg.com/homes/housing/rent/)

Search properties that accept vouchers; [virginiahousingsearch.com](https://www.virginiahousingsearch.com) Search for subsidized housing throughout the country; [hud.gov/apps/section8/index.cfm](https://hud.gov/apps/section8/index.cfm)

## **SUBSIDIZED AND SECTION 8 HOUSING**

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*Individuals and families may qualify for subsidized housing based on income.*

*Rent is generally based on 30% of your adjusted income.*

### **CAROLINE MANOR 1 & 2**

150 Courthouse Lane  
Bowling Green, VA 22427  
Phone: 804-633-9900

2 & 3 BR units. Rural development and tax credit community with subsidized housing available if qualified. Rent is based on 30% of income, starting at \$620+. Call for exact rates. Laundry area on property. Residents pay all utilities except trash. Security deposit is 1 month's rent. Service animals only. Accessible unit available. Wait list.

### **COURTHOUSE GREEN APARTMENTS**

8132 Pool Drive  
Spotsylvania, VA 22553  
Phone: 540-582-9421

Section 8, tax credit and rural development community. 1 BR: \$605-\$791; 2 BR: \$715-\$901. Min. income requirement: 2x monthly rent. Security deposit is 1 month's rent. Resident pays all utilities except water, sewer, and trash. Service animals allowed. App. fee \$22/adult. Wait list.

### **FOREST VILLAGE APARTMENTS**

1300 Forest Village  
Fredericksburg, VA 22401  
Phone: 540-371-2200

Tax credit community and accepts Section 8 State & Project-based vouchers. 1 BR: \$899; 2 BR: \$999; 3 BR: \$1,099. Security deposit ranges from \$200 through 1 month's rent, depending on credit score. Resident pays all utilities except water, trash and sewer. Up to 4 year wait list for project-based vouchers. For tax credit community, there is no wait list.

### **GARRISON WOODS**

207 Garrison Woods Drive  
Stafford, VA 22556  
Phone: 540-659-6078

Subsidized housing, doesn't accept vouchers. 1, 2, 3, & 4 BR units. Rent is 30% of residents' gross annual income. Resident pays all utilities except water, trash and sewer. No pets. 2-4 year wait list.

### **HAZEL HILL APARTMENTS**

100 Princess Anne Street #100  
Fredericksburg, VA 22401  
Phone: 540-373-1422

Section 8 and subsidized housing. Rent is 30% of income. Resident pays all utilities except water, sewer, and trash. No pets. Security deposit based on income. Resident services program, nurse on staff, community garden, after school/tutoring program. 1 year wait list. Must apply in person.

### **HERITAGE PARK APARTMENTS**

1003 Heritage Park  
Fredericksburg, VA 22401  
Phone: 540-371-9362

Section 8 and some subsidized units with no min. income requirement. Tax credit program has min. income requirement of \$21500. 2 BR: \$660+; 3 BR: \$735+. Resident pays all utilities except water, sewer, and trash. Security deposit is 1 month's rent. Pets welcome with breed restrictions and \$300 deposit. Smoke-free inside all units.

### **THE PINES**

8835 Crismond Lane  
Spotsylvania, VA 22551  
Phone: 540-582-2415

Rural development and tax credit community. 1 BR: \$557+; 2 BR: \$657.

Water, trash and sewer included. Max. income requirements. No pets. Wait list.

### **RIVERWOOD APARTMENTS**

368 Riverwood Drive  
Colonial Beach, VA 22443  
Phone: 804-224-0901

Section 8 and subsidized housing.  
1, 2, & 3 BR units. Rent and security deposit income based. Residents only pay electric. Service animals only. Wait list.

### **SKY TERRACE**

25 Sky Terrace  
Stafford, VA 22556  
Phone: 540-658-1700

Accepts Section 8 and is a tax credit community. 2 BR: \$1277+; 3 BR: \$1359-\$1564; 4 BR: \$1557. Max. income requirements for some units. Min. income requirement: 2.5x monthly rent. Resident pays all utilities & \$17.00/month trash pickup. Security deposit \$500+. Pets allowed with breed restrictions.

### **STAFFORD LAKES APARTMENTS**

35 Stonehaven Drive  
Fredericksburg, VA 22406  
Phone: 540-286-0950

Tax credit community. 2 BR: \$1,060+; 3 BR: \$1,185+. Min. income requirement: \$40,000 for 2 BR; \$45,000 for 3 BR. Sec. deposit \$350-\$900. Resident pays all utilities except water, trash, and sewer. Washer/dryer included. Pets allowed with breed restrictions and \$300 nonrefundable pet fee & \$25/pet rent. Application fee \$32/adult. Reservation fee \$200, must be paid at the same time as the application.

### **STONEGATE**

20 Stonegate Place  
Stafford, VA 22554  
Phone: 540-659-4141

Accepts Section 8 and is a tax credit community. 2 BR: \$1,239-\$1,339;

3 BR: \$1,374-\$1,474. Min. income requirement: \$37,170 for 2 BR; \$41,220 for 3 BR. Credit check required. Security deposit ranges from \$250-500. Military & Preferred employer discounts. Resident pays all utilities except water, trash, and sewer. Washer/dryer included. Pets less than 75 lbs with breed restrictions. \$300 nonrefundable pet fee, \$25/monthly pet rent. 4 accessible units.

### **TIMBER RIDGE**

3500 Golden Field Lane  
Fredericksburg, VA 22408  
Phone: 540-710-6595  
Toll Free: 866-531-5431

Accepts Section 8 and is tax credit community. 2 BR: \$1,175-\$1,310; 3 BR: \$1,345-\$1,540. Security deposit \$300 or 1st month's rent. Washer and dryer included. Pets welcome with \$300 fee and \$30/monthly pet rent. Application fee \$35/adult.

### **COURTHOUSE LANE APARTMENTS 1**

150 Courthouse Lane  
Bowling Green, VA 22427  
Phone: 804-633-9900

Rural development and Section 8 housing. 32, 1 BR units. Rent is based on 30% of income, starting at \$775+. Must be at least 62 years and/or disabled. Residents pay all utilities except trash and water. Pets allowed with breed restrictions and a \$200 one-time fee. Wait list.

### **COURTHOUSE LANE APARTMENTS 2**

150 Courthouse Lane  
Bowling Green, VA 22427  
Phone: 804-633-9900

Rural Development and tax credit community with subsidized housing available if qualified. 24 1 BR units. 1 BR: \$719-902. Laundry room. Residents pay all utilities except trash and water. Pets allowed

with breed restrictions and a \$200 one-time fee. Wait list.

**LEE STREET TOWNHOMES**

150 Courthouse Lane  
Bowling Green, VA 22427  
Phone: 804-633-9900

Section 8, rural development, and tax credit community with subsidized housing available if qualified. 2 BR units. Rent may be 30% of income. Call for exact rates.

Washer/dryer in unit. Residents pay all utilities except trash. Security deposit is 1 month's rent. Service animals only.

Accessible unit available. Wait list.

## GENERAL RENTAL UNITS

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### ARBOR GROVE

100 Timber Lake Street  
Stafford, VA 22554  
Phone: 540-659-4287  
Accepts Section 8 and is tax credit community. Call for rates. Min/max income requirements. Lease protection fee \$199, or \$599. Residents pay water, electricity, cable, and internet. Max of 2 pets allowed with \$250 fee, \$25/monthly pet rent. Application fee \$30/person.

### APARTMENTS BY GLENNEL

11470 Woodside Drive  
King George, VA 22485  
Phone: 540-775-2889  
1 BR: \$780; 2 BR: \$885 w/o washer and dryer, \$915 with. Water and trash included. Pets welcome with breed restrictions. Min. security deposit is \$600.

### AQUIA TERRACE

190 White Pine Circle  
Stafford, VA 22554  
Phone: 540-288-9800  
1, 2, & 3 BR units available. Call for rates. Min income is 3x rent. Security dep. \$250. Resident pays all utilities except trash. Pets allowed with breed restrictions & \$300 non-refundable fee, and \$30/monthly pet rent. 6 accessible units. Application fee \$32. Administrative fee \$200.

### BAYVUE

1293 Bayside Ave.  
Woodbridge, VA 22191  
Phone: 703-491-5032  
Efficiency: \$945+; 1 BR: \$1200;  
2 BR: \$1375+; 3 BR: \$1,500. Security deposit of \$200 or ½ month's rent. Residents responsible for electricity. Pets up to 75 lbs with \$25 fee, dogs \$35-75/month. Swimming pool, children's play area, grilling area and dog park. \$30 app. fee.

### BELLS RUN TOWN HOMES

50 Belladonna Lane  
Stafford, VA 22554  
Phone: 540-657-5483  
3 BR: \$1,600+; 4 BR: \$1,650+. Does not accept housing vouchers. Security deposit \$500 or \$1000 for renovated units. Resident pays all utilities except trash. Pets welcome with \$350 pet deposit and \$25/monthly pet rent. 2 accessible units. Application fee \$35.

### BREEZEWOOD APARTMENTS

10502 Rising Ridge Road  
Fredericksburg, VA 22407  
Phone: 540-898-4411  
Call for rates. Security dep. \$350+ with approved credit. Resident pays all utilities except trash. Pets welcome, breed restrictions for dogs w/\$400 fee, \$100 deposit, and \$25/mo. All charges per pet. Accessible units available. App. Fee \$40/adult. Min income requirement 2.5x monthly rent.

### BRITTANY COMMONS

10122 Kensal Way  
Spotsylvania, VA 22553  
Phone: 540-891-2990  
Accepts section 8. 1 BR: \$1065+; 2 BR: \$1259+; 3 BR: \$1429. Min. income is 3x monthly rent. Security dep. is \$600 refundable fee or \$125 nonrefundable fee. No income vouchers with any lease under 12mo. Trash included. Pets under 95 lbs allowed with \$35/month fee & \$300 – 450 non-refundable fee. Breed restrictions on dogs. 2 pets max. Some accessible units. App. fee \$40/person. \$125 holding fee.

### CAMDEN HILLS

136 Wellington Lakes  
Fredericksburg, VA 22401



Phone: 540-479-3601  
Accepts Section 8. 1 BR: \$975+; 2 BR: \$1099+. Security dep. \$300+. Resident pays all utilities except trash. Pets with \$300 fee and \$25/mo. Breed restrictions apply. \$40 app. fee.

**COLONIAL HEIGHTS APARTMENTS (CVHC)**

202 Charles Street  
Fredericksburg, VA 22401  
Phone: 540-604-9943  
2 BR units. No pets. Deposit is 1 month's rent. App. fee \$25/adult.

**THE COMMONS AT COWAN BLVD**

2352 Cowan Blvd.  
Fredericksburg, VA 22401  
Phone: 540-371-6655  
Accepts Section 8. 1 BR: \$853-1030+; 2 BR: \$1050-1235+; 3 BR: \$1355. Min. income requirements. Security deposit \$500. Resident pays all utilities. Pets allowed with \$300 fee and \$25 monthly charge. Breed restrictions. \$40 app. fee.

**COURTHOUSE GREEN APARTMENTS**

8132 Pool Drive  
Spotsylvania, VA 22553  
Phone: 540-582-9421  
Tax credit and rural development community. Min. income requirement is 2x monthly rent. Security deposit is 1 month's rent. Resident pays all utilities except water, sewer, and trash. Service animals allowed. App. fee \$22/adult. Wait list.

**CRESCENT POINTE**

414 Malvern Hill Court  
Stafford, VA 22554  
Phone: 540-288-8700  
Section 8 and tax credit community.  
3 BR: \$1,236+. Min. income requirement: \$3090. Resident pays all utilities except trash. Security dep.: \$99-599. Pets under 70

lbs with \$300 fee and \$25/month. 2 pets max., with breed restrictions. 2 accessible units. App. fee \$15.

**CRESTVIEW APARTMENTS**

100 Crestview Way  
Fredericksburg, VA 22401  
Phone: 540-368-1303  
Accept Section 8 and tax credit community.  
1 BR: \$1,126; 2 BR: \$1,199; 3 BR: \$1,399.  
Min. income requirements \$33,780. Security deposit \$250 or \$750. Pets under 75lbs allowed with \$300 nonrefundable fee and \$25/month pet rent. 4 accessible units. Application fee \$9/per person.

**DAHLGREN HARBOR APARTMENTS**

5392 Harbor Court  
King George, VA 22485  
Phone: 540-663-2617  
2 BR: \$870. Min. income requirement.  
Security deposit 1 month's rent; Resident pays all utilities except water, trash, and sewer. Pets welcome with non-refundable fee, & monthly rent per pet. Dog breed restrictions. Application fee/adult.

**ENGLAND RUN NORTH**

18 Newcastle Place  
Fredericksburg, VA 22406  
Phone: 540-369-4190  
Accepts Section 8. Min. income requirements. 2 & 3 BR units: \$935+.  
Security deposit varies based on credit  
Resident is responsible for all utilities. Pets allowed with breed restrictions and non-refundable deposit and monthly pet rent. Application fee/adult.

**ENGLAND RUN TOWNHOMES**

2 Sondra Lane  
Fredericksburg, VA 22406  
Phone: 540-371-7066  
Accepts Section 8, tax credit community.  
2 BR: \$1,208+; 3 BR: \$1,401+. Security deposit is credit based. Resident pays all

utilities except trash. Pets under 50 lbs allowed with \$300 fee (\$450 fee for 2 pets) and \$30/monthly pet rent. Breed restrictions on dogs. Application fee \$35/per adult.

#### **FOREST VILLAGE APARTMENTS**

1300 Forest Village

Fredericksburg, VA 22401

Phone: 540-371-2200

Tax credit community and accepts Section 8 State & Project-based vouchers. 1 BR: \$899; 2 BR: \$999; 3 BR: \$1,099. Security deposit ranges from \$200 through 1 month's rent, depending on credit score. Resident pays all utilities except water, trash and sewer. Up to 4 year wait list for project-based vouchers. For tax credit community, there is no wait list.

#### **GARRISON WOODS**

207 Garrison Woods Drive

Stafford, VA 22556

Phone: 540-659-6078

Subsidized. 1, 2, 3, & 4 BR units. Rent 30% of resident gross annual income. Resident pays all utilities except water, trash, and sewer. No pets. 2-4 year wait list.

#### **GREENS OF SALEM RUN**

5600 Salem Run Blvd

Fredericksburg, VA 22407

Phone: 540-785-5211

Accepts Section 8 and tax credit community. 2, 3, and 4 BR units. Call for rates. Min. income requirements. Security deposit based on credit. Resident pays all utilities except trash. 2 pet max with non-refundable fee & monthly pet rent. Some accessible units available. Application fee per adult.

#### **HERITAGE PARK APARTMENTS**

1003 Heritage Park

Fredericksburg, VA 22401

Phone: 540-371-9362

Section 8 and some subsidized units with no min. income requirement. Tax credit

program has min. income requirement of \$21,500. 2 BR \$660; 3 BR \$735. Resident pays all utilities except water, sewer, and trash. Security deposit is 1 month's rent. Pets welcome with breed restrictions and \$300 deposit. Smoke-free inside all units.

#### **KENDALWOOD APARTMENTS**

214 Kings Mill Court

Fredericksburg, VA 22401

Phone: 540-371-0606

1 BR \$900+; 2 BR \$1000+. Security dep. is \$300-1 month's rent. Resident pays all utilities except trash. Pets welcome \$400 nonrefundable fee per pet and \$30/month pet rent. Breed restrictions on dogs. 2 accessible units available. App. fee \$50.

#### **KILBURN CROSSING**

6601 Charmed Way

Fredericksburg, VA 22407

Phone: 540-786-8660

1, 2, & 3 BR units available. Call for rates. Min. income requirement of 2.5x monthly rent. 3-12 month leases available. Pets welcome, with breed restrictions on dogs, \$350 non-refundable fee, and \$30/monthly pet rent. 2 pets max. Accessible units. Application fee \$40. Administrative fee \$200.

#### **LAKESWOOD APARTMENTS**

100 Waterside Terrace

Stafford, VA 22554

Phone: 540-720-0544

1 & 2 BR units. Call for rates. Min. income requirements. Security deposit required. Resident pays electric, cable and internet. Pets welcome under 35 lbs with non-refundable fee and additional rent. Application fee/per adult.

#### **THE LOFT AT LITTLE CREEK**

3600 Quantico Terrace Drive

Triangle, VA 22172

Phone: 703-221-4696

Accepts Section 8. 1 BR units. Call for rates and security deposit. Some utilities included. Some accessible units available. App. fee. Pets under 20 lbs allowed with non-refundable fee. Wait list.

**LONGVIEW APARTMENTS & TOWNHOMES**

13725 Lynn St.  
Woodbridge, VA 22191  
Phone: 703-494-1930  
1, 3, & 4 BR units available. Utilities included except electricity, cable, & landline. Security deposit \$175-1,000. Max of 2 pets under 75 lbs \$40-60 per month per pet. Application fee \$30/per adult.

**KENSINGTON CROSSING APARTMENTS**

101 Knights Court  
Fredericksburg, VA 22406  
Phone: 540-372-3793  
Min. income requirement: 3.5x monthly rent. Call for rates. Security deposit \$350+. Resident pays all utilities. Pets allowed with breed restrictions on dogs, \$300 fee/per pet and \$25 monthly pet rent. Max of 2 pets. Administrative fee \$150/per household. Application fee \$40/per adult.

**MAGNOLIA FALLS**

2500 Green Tree Road  
Fredericksburg, VA 22406  
Phone: 540-371-5298  
Call in for rates. Min. income requirement: 3.5x monthly rent. \$1000+ refundable security deposit or nonrefundable \$175 bond. Resident pays all utilities. 3-13 month short-term leases available. No more than 2 pets with \$300 fee for 1<sup>st</sup> pet and \$150 fee for 2<sup>nd</sup>. Pet fee of \$25/month; breed restrictions. Accessible unit available. App. fee \$30/adult.

**THE MARK AT SALEM STATION APARTMENTS**

11132-A Sunburst Lane  
Fredericksburg, VA 22407  
Phone: 540-898-1565  
Min income requirement is 3x monthly rent. Call for rates. Security deposit between \$500 & 2 month's rent. One-time, \$350 amenities fee. Resident pays all utilities. Pets allowed with \$250 fee. Monthly pet rent \$35-45. Breed restrictions on dogs. 3 accessible units. Application fee \$45/per adult. \$100 reservation fee applied to first month's rent.

**MELROSE**

18194 Purvis Drive  
Triangle, VA 22172  
Phone: 703-221-3111  
1 BR: \$999; 2 BR: \$1,160-1,205;  
3 BR: \$1,365+. Min. income requirement: 3x monthly rent. Security deposit \$100+. Resident pays all utilities except water, sewer, and trash. 2 pets allowed under 100 lbs with breed restrictions. \$250 pet fee and \$30 monthly pet rent. Application fee \$35.

**MONMOUTH WOODS**

17060 Cromwell Place  
King George, VA 22485  
Phone: 540-775-0209 or 540-663-0433  
Accept Section 8, tax credit community.  
2 BR: \$1,000; 3 BR: \$1,124. Min. income requirement: \$27,300. Security deposit is 1 month's rent. Trash included. 2 pets max with total weight of 75 lbs welcome, \$300 deposit and \$35/month pet rent. 2 handicap accessible units. Application fee \$35.

**NEW POST APARTMENTS**

200 Liberty Loop  
Fredericksburg, VA 22408  
Phone: 540-220-7563  
1 BR: \$739-1,000; 2 BR: \$1,039-\$1,115;  
3 BR: \$1,159-\$1,235. Max. income based on occupancy, min. income is 2.5x monthly



rent. Pets under 75 lbs and breed restrictions with 2 pet max. Non-refundable \$300 fee for 1<sup>st</sup> pet, \$200 for 2<sup>nd</sup> pet, and \$20/month pet rent.

#### **PARK RIDGE TOWNHOMES**

86 Park Cove Drive  
Stafford, VA 22554  
Phone: 540-288-8406  
Section 8. Tax Credit. 3 BR: \$1260+. Min. income requirement: 2.5x monthly rent. Security dep. \$500+. Resident pays all utilities. Pets allowed with \$300-400 fee and \$25/pet/month. \$35/adult app. fee.

#### **POINTE AT STAFFORD**

300 Park Ridge Court  
Stafford, VA 22554  
Phone: 540-659-9770  
1 & 2 BR units. Call for rates. Security deposit is \$250 or \$150 if gov/military. Resident pays all utilities except trash (\$10 fee included in rent). 2-16 month short-term leases available. Pets allowed with a \$350 fee, \$35/monthly pet rent and breed restrictions on dogs. Max of 2 pets.

#### **QUANTICO COURT**

19050 Fuller Heights Road  
Triangle, VA 22172  
Phone: 703-221-4888  
Accepts Section 8 and is tax credit.  
1 BR: \$845+. Min. income requirement \$25,350. Max. income based on size of household. Security deposit \$400-\$845. Residents pay electric. No pets allowed.

#### **RESIDENCES AT BELMONT**

2520 Belmont Terrace  
Fredericksburg, VA 22401  
Phone: 540-371-7005  
<https://www.mybelmontapts.com/>  
1 & 2 BR units. Call for rates (or check website). Min income requirement is 3x monthly rent. Security deposit is 0-1 month's rent based on credit. Resident pays

all utilities. 2 pets welcome with \$250-\$350 non-refundable fee, \$25-35 monthly pet rent with breed restrictions. 5 accessible units. \$40 application fee and \$150 administrative fee.

#### **RIVERSIDE MANOR**

101 Riverside Manor  
Fredericksburg, VA 22401  
Phone: 540-785-3620  
Accept Section 8 and is tax credit community. 2 BR: \$1144+; 3 BR: \$1160+. Min. income is 2x the rent Security deposit \$300+, based on credit. Resident pays utilities. 2 pets allowed with a \$300-\$400 fee based on weight and \$40/monthly pet rent. Application fee \$35.

#### **SALEM FIELDS**

7100 Alpha Court  
Fredericksburg, VA 22407  
Phone: 540-548-4500  
Accepts Section 8 and tax credit community. 3 & 4 BR units available. Call for rates. Min/max income requirements. Security dep. \$87.50+. Resident pays all utilities. Pets welcome with \$300+ fee, \$25 monthly pet rent, max 2 pets. \$35/per adult application fee.

#### **SALEM RUN APARTMENTS**

5715 Castlebridge Road  
Fredericksburg, VA 22407  
Phone: 540-785-7089  
Tax credit community. 2 BR: \$1,065+; 3 BR: \$1,199+. Min. income requirement: \$32,550 for 2 BR, \$35,970 for 3 BR. Security deposit 0-1.5 month's rent, based on credit. Resident pays electric & water. Pets under 70 lbs with \$300 deposit per pet and \$30/monthly pet rent with breed restrictions. \$99 reservation fee. Application fee \$32/adult. Accessible units.

**SHENANDOAH STATION**

19330 Belleau Wood Drive  
Triangle, VA 22172  
Phone: 703-221-2412

Accepts Section 8 and tax credit community.  
1 BR: \$1,220+; 2 BR: \$1,380+. Min. income requirement: \$29,040 2BR, \$33,120 3BR. Security deposit \$500 -1 month's rent. All utilities included (including cable). 2 accessible units. Pets allowed with breed restrictions, \$300 fee and \$25/monthly pet rent. Max of two pets.

**SKY TERRACE**

25 Sky Terrace  
Stafford, VA 22556  
Phone: 540-658-1700

Accepts Section 8 and is a tax credit community. 2 BR: \$1277+; 3 BR: \$1359-\$1564; 4 BR: \$1557. Max. income requirements for some units. Min. income requirement: 2.5x monthly rent. Resident pays all utilities & \$17.00/month trash pickup. Security deposit \$500+. Pets allowed with breed restrictions.

**SOUTHPOINT RESERVE AT STONEY CREEK**

5300 Steeplechase Drive  
Fredericksburg, VA 22407  
Phone: 540-898-0616

1, 2, & 3 BR units available. Call for rates. Resident pays all utilities. Pets welcome with breed restrictions, \$400 non-refundable pet fee and \$40/monthly pet rent. Application fee \$45.

**STAFFORD LAKES APARTMENTS**

35 Stonehaven Drive  
Fredericksburg, VA 22406  
Phone: 540-286-0950

Tax credit community. 2 BR: \$1,060+; 3 BR: \$1,175+. Min. income requirement: \$40,000 for 2 BR, \$45,000 for 3 BR. Security deposit \$350-\$900. Resident pays all utilities except water, trash, and sewer.

Washer and dryer included. Pets allowed with \$300 nonrefundable deposit & \$25/monthly pet rent. Application fee \$32/adult. Reservation fee \$200, to be applied to first month's rent.

**STONEGATE**

20 Stonegate Place  
Stafford, VA 22554  
Phone: 540-659-4141

Accepts Section 8 and is a tax credit community. 2 BR: \$1,239-\$1,339; 3 BR: \$1,374-\$1,474. Min. income requirement: \$37,170 for 2 BR; \$41,220 for 3 BR. Credit check required. Security deposit ranges from \$250-500. Military & Preferred employer discounts. Resident pays all utilities except water, trash, and sewer. Washer/dryer included. Pets less than 75 lbs with breed restrictions. \$300 nonrefundable pet fee, \$25/monthly pet rent. 4 accessible units.

**TOWNSEND SQUARE APARTMENTS**

1100 Townsend Blvd.  
Fredericksburg, VA 22401  
Phone: 540-899-7711

Accepts Section 8 and is tax credit community. 2 BR: \$1040; 3 BR: \$1215. Min. income requirement is \$30600. Sec. dep. \$300+. Residents pay water and electric. Pets allowed with \$300 fee and \$30/month/pet. Breed restrictions on dogs. 16 accessible units. App. fee \$15/adult.

**ULTRIS COURTHOUSE SQUARE**

26 Davenport Drive  
Stafford, VA 22554  
Phone: 540-720-2001

1, 2, & 3 BR units available. Call for rates. Security deposit based on credit. Pets with \$300 nonrefundable fee and \$30/monthly pet rent. No breed restrictions. Accessible units. Application fee \$40/per adult.

**WELLINGTON WOODS  
APARTMENTS**

1704 Lafayette Blvd.

Fredericksburg, VA 22401

Phone: 540-371-5335

Accepts Section 8. 1 BR: \$954+; 2 BR:

\$1061+; 3 BR: \$1205+. Security dep.

\$300+. Resident pays all utilities except gas and trash. 2 pets welcome with \$300 fee and \$25/month. Breed restrictions. \$40 app. fee.

**WESTON CIRCLE**

100 Weston Lane

Fredericksburg, VA 22401

Phone: 540-371-5244

1, 2, & 3 BR units. Min income: \$33,120.

Call for rates. Security deposit \$250-1 month's rent with approved credit. Resident

pays all utilities except water, trash, and sewer. Two pets max. Pets must be under 80 lbs with \$300 nonrefundable fee & \$15/per pet/monthly pet rent. Accessible units available. Application fee \$25/per adult.

**WINDOVER VILLAS (Individual Houses)**

8001 Cherry Tree Drive

Fredericksburg, VA 22407+

Phone: 540-785-4009

Section 8 and tax credit. Min/max income requirements vary. 3 BR: \$1,648+;

4 BR: \$1,739+. Security deposit based on credit. Residents pay water and electric;

trash included. Pets allowed with breed restrictions and \$300 pet fee, \$30/month. Some accessible units. Application fee \$9.

## INFORMATION AND ASSISTANCE

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### **BUILDING AND DEVELOPMENT/ CODE COMPLIANCE:**

Inspects rental dwellings for compliance with the Uniform Statewide Building Maintenance Code.

**Fredericksburg City:** 540-372-1080

**Spotsylvania County:** 540-507-7222

**Stafford County:** 540-658-8650

**Caroline County:** 804-633-4303

### **CENTRAL VIRGINIA HOUSING COALITION (CVHC)**

208 Hudgins Road

Fredericksburg, VA 22408

Phone: 540-604-9943 ext. 220

Fax: 540-604-9949

[www.centralvahousing.org/](http://www.centralvahousing.org/)

Improves the regional quality of life by providing affordable housing opportunities to low income families through coalition, education, counseling and financial assistance.

### **PROJECT FAITH, INC.**

10073 Kings Highway

King George, VA 22485

Phone: 540-775-3492

Non-profit housing organization providing affordable housing for persons with disabilities and the elderly with low income.

### **HABITAT FOR HUMANITY**

2378 Plank Rd.

Fredericksburg, VA 22401

Phone: 540-891-5009

[/www.fredhab.org/site/](http://www.fredhab.org/site/)

Through volunteer labor, management expertise, and tax-deductible donations of money and materials, Habitat builds and rehabilitates homes with the help of the homeowners. Houses are sold at no profit, and affordable mortgages are issued over a fixed period.

### **HEALTHY FAMILIES RAPPAHANNOCK AREA**

3302 Bourbon Street

Fredericksburg, Virginia 22408

Phone: 540-374-3366

Fax: 540-899-4361

[www.healthyfamiliesrappahannock.org](http://www.healthyfamiliesrappahannock.org)

Resource program for new parents, easing them through the often-difficult transition process by offering early prevention support and in-home visitation services around critical areas including creating a nurturing and supportive family environment, learning how to properly bond with a new baby, gaining a better understanding of child development, gaining a better understanding of how to use positive discipline, and more.

### **HOUSING OPPORTUNITIES MADE ECONOMICAL (HOME)**

1907 Charles Street

Fredericksburg, VA 22401

Phone: 540-361-7477

Fax: 540-361-4417

Email: [home@homeinc.us](mailto:home@homeinc.us)

Dedicated to building accessible affordable housing for people with disabilities.

### **LEGAL SERVICES OF NORTHERN VA. (LSNV)**

500 Lafayette Blvd., Suite #140

Fredericksburg, VA 22401

Intake Hotline: 703-778-6800

Fax: 540-374-9169

Provides limited legal services, including advice and counsel and referrals to low-income persons. Refers to Legal Aid Works<sup>®</sup> those persons requiring more than advice or those having community-based problems.

**QUIN RIVERS AGENCY FOR  
COMMUNITY ACTION**

500 Lafayette Blvd, Suite 130  
Fredericksburg, VA 22401  
Phone: 540-368-2700

Provides time-limited financial and housing assistance to low-income people. Also provide training programs based on the reduction of poverty. Development of skills to be more independent.

**Legal Aid Works®**

[www.LegalAidWorks.org](http://www.LegalAidWorks.org)

A non-profit legal aid firm providing legal representation and advice to low income residents of Fredericksburg, Tappahannock, Culpeper, and the surrounding counties in issues including custody/visitation, child/spousal support, landlord/tenant disputes, foreclosures, SSI benefits, and more. All cases taken by Legal Aid Works® must first go through Legal Services of Northern Virginia for intake and referral.

**Fredericksburg Office:**

500 Lafayette Blvd, Suite 100  
Fredericksburg, VA 22401  
540-371-1105

**Tappahannock Office:**

311 Virginia St.  
Tappahannock, VA 22560  
804-443-9393

**Culpeper Office:**

1200 Sunset Lane, Suite 2122  
Culpeper, VA 22701  
540-825-3131

**SALVATION ARMY**

2010 Lafayette Blvd.  
Fredericksburg, VA 22401  
Phone: 540-373-3431

Emergency organization. Provide various services including utility, food, and clothing assistance. Offer referrals to other social service organizations.

**SECTION 8 AND HOUSING CHOICE  
VOUCHER PROGRAM**

If you are interested in applying for a voucher contact the local Public Housing Agency

[https://www.hud.gov/sites/dfiles/PIH/documents/PHA>Contact\\_Report\\_VA.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/PHA>Contact_Report_VA.pdf)

**S.E.R.V.E., INC.**

15 Upton Lane  
Stafford, VA 22554  
Phone: 540-288-9603

Operates food pantry and offers emergency utility assistance.

**VIRGINIA FAIR HOUSING OFFICE**

9960 Mayland Drive, Suite 102  
Richmond VA 23233

[www.dpor.virginia.gov](http://www.dpor.virginia.gov)

Phone: 1-888-551-3247 or 804-367-8530  
Fax: 866-480-8333

Helps persons who believe they have been discriminated against in residential housing.

**VIRGINIA HOUSING DEVELOPMENT  
AUTHORITY (VHDA)**

[www.vhda.com](http://www.vhda.com)

Phone: 804-782-1986

Helping Virginians attain quality, affordable housing.

**DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT (HUD)**

OFFICE OF FAIR HOUSING & EQUAL  
OPPORTUNITY (FHEO)

[https://www.hud.gov/program\\_offices/fair\\_housing\\_equal\\_opp/aboutfheo](https://www.hud.gov/program_offices/fair_housing_equal_opp/aboutfheo)

FHEO works to eliminate housing discrimination, promote economic opportunity, and achieve diverse, inclusive communities.