

## **MomsHooPray Housing Tips Updated for 2021-2022**

*Rejoice in the Lord always. I will say it again: Rejoice! Let your gentleness be evident to all. The Lord is near. Do not be anxious about anything, but in every situation, by prayer and petition, with thanksgiving, present your requests to God. And the peace of God, which transcends all understanding, will guard your hearts and your minds in Christ Jesus. Philippians 4:5-6*

The most recent comments are listed first, followed by earlier comments which include a good description of the nicknamed houses. Even older comments from Class of 2019-2014 are also included. Specifics for rent/parking fees etc.. have not been updated; please do your own research. We hope this is helpful. **Please send Kathy B. your or your Hoo's personal opinions to add to Off Grounds Housing: The Good. The Bad. The Ugly. which are sent out via email only to registered MomsHooPray.**

### **Upperclass Housing: Frequently Asked Questions**

[http://housing.virginia.edu/faq?faq\\_id=upperclass#faq\\_29](http://housing.virginia.edu/faq?faq_id=upperclass#faq_29)

### **Application Dates for 2022/2023 Housing**

<http://housing.virginia.edu/returning-application>

### **Comments below gathered Fall 2021:**

**My son's house is 112 Shamrock.** All 7 residents are now 4th years. The landlord Doug is excellent - very responsive for fixing things. He and my husband have corresponded pleasantly several times. He even bought the guys a new chest freezer this fall. He is also planning to install central air. He gets a thumbs up. The house itself is tired. It needs a new coat of paint outside and probably inside too. The bathrooms and kitchen are a bit dated but in reasonable shape. No critters, mold, mildew that I know of. House gets a sideways thumb neither up nor down.

**My son loves his house 119 Washington Ave.** with other Navigators guys. It's not the cleanest, to be honest, but the roommates and fellowship make up for it. There's no mold or anything dangerous like that. The rent is pretty reasonable. It's right near The Hub (Chi Alpha property) so it would be great for some Chi Alpha boys. As a matter of fact, they have a bunch of folks graduating so there's still 4 openings if any Christian guys are interested. (Contact Kathy B. to put you in touch.)

**My 2nd year is in the White House.** It has had some ants and there were mice at move-in though the girls have not seen them after they all moved in and were diligent about clean up. The house needs significant repairs and upgrades (bathrooms in particular) which the landlord says they plan to do this coming summer. I have not found the landlord to be super responsive. That said, the girls are doing fine. The location is fantastic!

**My daughter lived at *The Ranch*.** It was OK. The landlord was fairly helpful when problems occurred...water leaks in the room, ruined kitchen floor that needed to be replaced, very large open gas flame on stove. He took care of most problems. The house isn't very nice, but is sufficient for a college house!

**My son lives in 316.** He likes the house...never complains about the landlord and seems happy with the property. I think it works for guys!

**My son loves *Sigma Cool on Dunova circle off of Stadium road*.** Eight Christian guys, Four guys live upstairs, four downstairs. Two kitchens. House is old but not horrible for the neighborhood and the landlord is kind and responsive. Doesn't seem to have mold or safety issues. On a cul-de-sac of all Christian houses. Very social in a healthy way!

**My daughter lives in *The Ranch*** and has especially liked the location and the community.

It's true there was a break in but it turned out to be a drunk kid who thought it was his house and used a champagne bottle to break a window in an extra door in someone's room on the first floor. Police were very responsive. Kid was fortunately harmless. It's true the corner has had more incidences but it's also true that there have been many more ambassadors stationed around and the houses on 14th look out for each other. As a kinesiology major my daughter has to walk all the way out to the training grounds/JPJ for a sports assignment very early sometimes and she feels safe.

Their landlord seems pretty responsive. The downstairs kitchen is being renovated as we speak. She has re-signed. So overall thumbs up in spite of that scary situation.

For ***The Ranch*** - the landlord just did a complete renovation of the downstairs kitchen so no more gas stove. All new counters and appliances.

**My kids have gone with the bigger complexes (*The Standard, Grandmarc*)** second year. One son has spent the last 2 years at ***Wertland Commons*** which he has loved. It's a 2 bed-room townhouse. My other son is taking it over from him next year. Units are owned by individual landlords so apartments and rental experiences will vary. President Ryan is making second year housing one of his top initiatives. This won't help for this coming year but hopefully in a few years to come housing will be much improved for our second years.

**My daughter, a 4th year Systems Engineering student, has been in the *Woodrow* area 110 and 112 Stadium Road** for her 2nd (1 bed 1 bath for 2 persons) and 3rd (2 bed 2 bath) apartments with hardwood flooring. She loves being so close to Rice Hall and the engineering area. It is an older building and bathrooms probably need upgrading but the convenience of being off grounds but "more" on grounds than some on ground dorms. It has parking and is so convenient to walk to grounds' activities. She even hears all the on ground alerts over the public announcement system:). Yes, she had a few episodes of visitors (cockroaches) and MsC fumigated but she also used Raid. There may be Asbestos but I don't think it is in the wall paint so they should be ok (since unlikely you disturb it)

This Fall she had some windows leak in the living area when there were the bug rain storms (apparently gutter problem as she is on 3rd). Msc maintenance is responsive but honestly I don't know if it was fixed. The Main building door has no lock but laundry is in the building basement. Big plus: The **Woodrow** parking is the best for engineers!! The biggest drawback is bathroom sharing and being an older bathroom.

**My 4th year daughter is at Ash Tree Apts on Madison Ave.** Nice but not swanky. She has no complaints. Bus comes by frequently enough.

**My 4th year son is in a house named "The Benji" — 100 Dunova Ct.** a Chi Alpha house next to the stadium. So far he's like the house a lot. Their bathroom is scary but that's just because they aren't cleaning it. They are currently lining up some 1st year boys to take over the house next year.

**My 3rd year lives in an apartment at 1620 Jefferson Park Avenue,** literally just off campus. The apartment is nice - clean, big and filled with light. At this point I think she and one of her roommates will be looking for other roommates for next year, so let me know if you'd like me to put you in touch with her. I believe 3 roommates are currently sharing 2 rooms - 2 girls in the master.

**My 3rd year lives at 502 14th street NW.** There are water problems with at least one of the bathrooms that is affecting the bedroom below it and the landlord has not completed the necessary fixes.

### **Comments below gathered Fall 2020:**

**Christian Houses below are typically passed down from 4th years to new occupants involved in the various Christian fellowships. (Comments on apartments/on grounds housing follow this section on Christian houses.) Help us keep this info up to date!**

**My daughter really appreciated the MomsHooPray list of Christian houses** and she visited several of them to choose the best fit! Knowing a few of the girls through Chi Alpha did help. The first years should definitely use the list! Before seeing the MomsHooPray list, she had originally hoped to live in a specific (Christian) house but didn't realize that it was important to sign the lease in October. So first years should lock it down if they have any idea where they want to be or who they want to live with. That being said, if they get invested in Christian community things will work out.) **submitted by Laura—MomsHoo Class of 2023**

**The Ranch** is at 206-14th Street. There are about 16 girls. It is open to any Christian girl, no particular ministry. They have some parking. Rent ranges from about \$600-750.

**My girls have lived at The Ranch the last 3 years.** They have an Instagram page listed

where they have a virtual tour (your student will need to request to become a follower to access the private page @ adabofranch). My girls knew who they wanted to room with but you don't have to come in with a roommate. It has girls from many different ministries  
**submitted by Nanette—MomsHoo Class of 2024, 2021, 2020**

**The Yellow House is part of the Elzinga Residential Scholars Program.** 12 girls live in the house next door to the Study Center, while the boys live in the Study Center basement apartment. The program guides students through a year of living and worshipping with other Christians, learning from Scripture, and applying the Christian faith to all areas of life. This is implemented through Thursday night dinners and Bible studies, retreats, and a mentorship program. More information can be found at <https://www.studycenter.net/elzinga-residential-scholars-program>. Some great folks to contact about this would be Ethan Hightower ([ethan@studycenter.net](mailto:ethan@studycenter.net)) for the guys, and Katie Hightower ([katie@studycenter.net](mailto:katie@studycenter.net)) for the girls. **The rent will be reduced for the 2022-23 school year for both men and women since they are anticipating construction will be done on the new addition starting sometime in 2021 (so it will be a good deal and a great Christian environment!)**  
(It looks like the ERSP is filled up for the 22-23 year, but Katie and I still like to try to help students find other Christian housing even when we're full. We're happy to help out!)

**My daughter, C., has lived in the Yellow House for Elzinga Scholars** next to the STUD for 3 years. She loves the location for studying and social connection; it has worked well for her when classes were on campus.  
**submitted by Melanie—Class of 2021**

**The White House** is a house at the end of Chancellor Street that holds 15 second year girls. Information typically gets out by word of mouth through various Christian fellowships. Interested girls submit their names to a drawing, and names are then selected at random.

**Ella's in the second year White House.** She absolutely loves the location and even enjoys living on the top floor in the quad. I would say the only downside is there's a very sketchy hotel next-door that possibly houses homeless folks. Other than that, except for a few disregarding some of the house rules, it has been a pleasure for her. She loves it.  
**submitted by Robin—MomsHoo Class of 2023**

**My daughter, Angela, is a current second year living in the "White House"** on 165 Chancellor St which is traditionally passed down to fifteen second-year girls across fellowships. From Angela: I first found out about the house early on around September/October through some upper-class girls who'd previously had good experiences in the house and referred me to the Dessert party which traditionally happens every fall to allow prospective girls to walk through and talk to current girls in the house. I expressed interest and joined the interest list which then cycles through a random lottery system (in the case of more than fifteen girls expressing interest) to give the first fifteen girls an opportunity to decide on joining the house then re-picks for however many cycles till it takes to fill all fifteen spots. Through this system I

had 2 weeks from when I got selected off the waitlist to respond with a “yes I’m in” or “no not interested anymore” or “no, but put me back in the lottery and come back to me later” and I even had my parents visit with me a second time during parent’s weekend. This is more of an internal process to determine the fifteen girls — not anything official yet. I signed the lease in January and put down a security deposit and that was it.

As for my experience, I LOVE the location — it’s literally right off of grounds, a three-minute walk to the Rotunda, right down the street of the Stud, minutes away from the corner, and my favorite coffee shop Grit, and a stone’s throw from Mad Bowl field. I’ve also loved meeting and getting to know my housemates, most of whom I didn’t even know when I signed the lease, in such a fun way of living together. It’s never lonely or boring in the house! And I’m glad I didn’t have to feel tied into a living situation too early on last year before I even figured out who my friends are. We’re not hosting a dessert party this year for obvious covid reasons, but if any first years are interested I’d love to chat about my experience and/or refer them to our current house mom Chloe Konson! Please contact Kathy Burlson for my info. **submitted by Jane—MomsHoo Class of 2023**

### **The Navigator’s House - 113 Washington Ave.**

**Robert was asked to be in a Navigators house.** He told the Navigators he was interested in October and had to pay the deposit either right before or right after Thanksgiving. It has worked out well for him so far. I’m thankful if he has to do everything from “home” that he has 7 other guys, 6 of whom are Christian, to live with. They are already recruiting their housemates for next year. **submitted by Michele—MomsHoo Class of 2023**

**Young Life Houses below:** (mainly YL but boys/girls from other fellowships also live there)

**318A (14th St near the Corner) - A house for 9-10 girls** which shares community with girls in 318B and the guys’ 316 house. Girls from all fellowships are welcome and it’s often the hub for 2nd year Young Life leaders. Rent ranges from about \$350 for doubles to \$450 for singles, and parking can usually be accommodated for everyone on site.

**“316” - A house for 17 boys.** Rent varies based on type of room - single, double or attic. Recently renovated. Tons of seating in the main room for watching sports. Big porch for entertaining. Access to a small gym in the adjacent building. Great location. Boys involved in a variety of Christian organizations are welcome to live here. Some parking in the driveway and side lot. Neighbors with 318 houses for girls.

**“463” - A house for for 12 boys.** 2 kitchens. Rent varies based on single or double. Boys involved in a variety of Christian organizations are welcome to live here. Some parking in the back lot. Great house and great location.

**My son lived at 316 for 2 years and is in 463 now.** If any moms of sons want to discuss these Young Life houses, specifically 316 and 463 (both on 14th Street), please let me know (via Kathy Burlson) For 316, the rent varies based on the room selection, so singles may

more than attic dwellers, but the boys usually have a good system for selecting rooms.

**Housing Experience for my 2 girl HOOS:** Annie's 2nd year she lived with 3 other friends in the **Wertland Square Apartments** near the corner. She currently lives at **The Ranch, 206 14th St**, also near the corner. The Ranch has 15 Christian girls from a variety of ministries living there. She would recommend both places, depending what your preferences are as to how many people you are comfortable living with. If I remember correctly, we did have to sign 12 month leases at both places sometime in October or November. The corner location really can't be beat for convenience and safety, especially for girls walking in the dark (which in the winter is anytime after 5:00pm!) **Margaret and her friends lived in the Lambeth Apartments** on grounds her second year and that was great for her. The advantages to living on grounds are that you don't have to decide who you are going to live with until March, it's only an 8-month lease, all utilities are included, maintenance was handled immediately and furniture is included. Margaret's 3rd year she sub-leased from another girl in a house over by the stadium because she went abroad second semester. Her 4th year she lived in a house with 4 other girls **on Grady**. That worked out fine but it was quite a walk to grounds and I was always nervous with her walking by herself at night. Of course, the further you are away from grounds, the cheaper the rent, and the more likely you can get your own room. **Information for Lambeth or other UVA housing can be found online. Information for the Wertland Square Apartments can also be found online.** Information for The Ranch is word of mouth — I think the gal in charge of filling the house for next year is named Madison. If anyone is interested, I can ask Annie for more details and pass them along.  
*submitted by Heidi—MomsHoo Class of 2021*

**My daughter, Anna, is at 1725 JPA--it was a new building.** They felt they were on the tail end of finding something and I think they signed in October. She linked up with a friend from HS and two mutual friends--the four of them share a two-bedroom. She is the only one currently living there, the others have opted to stay home in NOVA. All have resigned the same lease for next year. The landlord is University Apartments. They haven't been overly responsive, but the girls haven't had any major issues, either. It's a lovely new apt with a few quirks. It's far nicer than any I lived in before or after marriage!!  
*submitted by Carolyn—MomsHoo Class of 2023*

**My second year signed her lease at Lark on Main** in October. It was late to her, and honestly, the price was increased every week starting in September, so she didn't get the best deal. Still better than if she had waited. She is living with three other girls-2 from high school and one unfamiliar to her. It's not going great. Their apartment is very small. Roommate issues are frequent. They're not the best communicators, so I think that's a maturation issue. We have no issues with the apartment complex. They've been great-responsive and have fixed every issue they've had, which hasn't been many. She doesn't have a car so parking isn't an issue. The Lark has parking but it's very limited and expensive. If she had to do it over again, I think she would do the same thing. The stress of being without housing was significant for her. She didn't want to live on grounds and she didn't want to live with people she didn't know.

This fall she signed her lease for next year and has a group of friends and will be living with who she wants to. There was no stress in finding people to live with, just a house where they could all live together. Unfortunately, the housing panic is real. I wish it wasn't the case.

**submitted by Lisa—MomsHoo Class of 2023**

**Sam is in a dorm this 2nd year.** He had housing options with friends but the friends had to know if he was committed or not by the beginning of December. He was trying out to be a RA and did not find out until the beginning of February. He found via Facebook 3 others who tried out also and did not get the position. They are all living together now. He did not know them beforehand. Not ideal, but there is a diversity that he would not have had otherwise that we trust God can use for all roommates' growth and learning. He provides and is in control. **submitted by Nancy—MomsHoo Class of 2023**

**Yes, students do have to secure roommates and housing now.** This is hard and stressful for a first-year student who may have hardly made deep friendships thus far in the semester. Unfortunately, I have seen a quality student who waited and her housing choices were extremely slim. I have watched my own students and friend's children live in off-campus housing that is passed down through Christian fellowship groups. The condition of the houses ranges from rats (yes, actual rats, in the houses) to off the charts mold and structural damage that is not taken care of by the landlord. One of my kids just moved out of a house, with her eight housemates, because of structural damage and high levels of mold. The landlord of that property owns much off-campus housing so if anyone wants to know more they are welcome to contact me through MomsHoo "Matriarch" Kathy Burleson. I would not recommend this landlord. The newer apartments look like a better option than many of these old decrepit houses that are passed down year after year and not taken proper care of. However, I do have a close friend whose daughter lives in a house managed by a company and it seems they are much more amenable to keeping up the houses than the house owners who do their own management. **submitted by Tessa—MomsHoo Class of 2023**

**My second-year secured a place at the Flats** by the beginning of October with three other roommates. **submitted by Sandi—MomsHoo Class of 2023**

**My daughter lived in a fellowship house in her second year.** The landlord was great! However, she didn't have the best roommate...She really really did not like the location which was past the stadium. **She spent her third year in Lambeth** and really liked that. I think she would recommend Lambeth to anyone on grounds. This year, she toured several apartments. Some were hard to get appointments with. The things to make sure you understand before signing are what utilities are included/not included, parking, and if roommates are involved how will the bills be split. The four-bedroom apartment had only one parking spot.

**ADVISE FROM MomsHoo' Class of 2019-2014 follows:**

### **Consider these questions before signing any lease:**

1. Are the other prospective roommates believers? We have had people sometimes start to make groups from their hallways early on as they hear people talking and with “only a month of getting to know them” it might sound great but it has only been a month.
2. Recommend that if they have gotten involved in a fellowship (InterVarsity, CRU, RUF, Chi Alpha, etc) that INSTEAD of grabbing the first group they see on their hall that they talk to the upperclassmen at their Christian group for suggestions on group houses, etc. Most of the fellowships have groups houses that pass on through the years and take 2nd, 3rd or 4th years in as they have room. That will enhance the community aspect of their Christian experience.
3. For guys there are the same “fellowship of Christians” opportunities with others in the specific fellowship to which they have decided to get involved.
4. We strongly recommend that they room with people from their church or fellowship to try to reduce unforeseen awkwardness from different values, priorities, etc.
5. Having said that, they should visit the HOUSING OFFICE in Newcomb for guidance on leases, roommate agreements, etc. The office has a housing fair parents weekend (may be earlier but you can call them and check) in which lots of rental companies advertise things for next year. The parents committee at UVA and the housing office is trying to get students to DELAY in committing to try to make it more of a “renters market” rather than driven by first month panic. There are even students who wait until second semester until after the on grounds housing lottery is over and have still found places to rent.
6. We strongly recommend they talk to people in their fellowships, however, or others they have met at church ***Trudi Hays - momHOO' 2015***

**Consider applying to become an Elzinga Scholar.** These students commit to living in intentional community (a weekly meal with one another and the staff, serving for Study Center events, being disciplined by one of the Stud staff members, and auditing a theology class together taught by a Study Center staff member). I would HIGHLY recommend that Christian students consider doing this for one year. It was an incredible growth experience for Kathryne. ***Debbie Appleby - momHOO' 2014***

**Chancellor!! Find out from the IV guys if there are openings in their duplex** right behind the Stud. They have intentionally tried to lease all those apts behind the Stud (which serves as their living room half the time.) It was an amazing group of guys for Sam all 3 years. They try to fill it year to year with more Christian guys of all years so they can have an intentional “mentor type” environment. They use to try to have a meal together each week. Also there are options for single rooms or shared rooms. They break down the rent by square footage (sort of). ***Susan Speers - momHOO' 2014***

**Stephen's best housing situation was with Chi Alpha.** At the time he was there, Chi Alpha was the largest Christian community with over 700 students. There are quite a few **Chi Alpha houses**. Consider touching base with that group to determine which houses have available

rooms. They have quite a few group homes that are shared. Stephen's house was rundown (I donated smoke alarms for all of the rooms!), but living with other Christian men strongly influenced him. :) **MaryAnn Lastova - momHOO' 2014-2015**

**Lambeth Apartments are a great option for second years.** They are on-campus housing paid directly through UVA and include all utilities, Internet, etc. Margaret lived there last year with a group of 4 girls and it worked out well. They had a 3rd floor corner apartment with lofted ceilings, fully furnished, 2 bedrooms & 2 bathrooms. It was clean and there were no problems with rodents or bugs. Maintenance issues were handled immediately and parking is very easy and plentiful in the apartment lot. Applications are not due until March and you don't have to sign a 12 month lease.

**Con:** The location is a bit far out between Arts Grounds and the basketball arena.

**Heidi Veldman - momHOO' 2019**

**Holly lived in Greenhouse.** Great apt with 4 rooms. Expensive, but close to the school and lots of second years. CBS greenhouse <http://www.cbsrentals.com/greenhouse.cfm>

**Karen Dodd - momHOO' 2016**

**Elzinga Residential Scholars program and Lambeth.** Lambeth wasn't first choice for Ronnie but it meant there was no need to come up with furniture second year. My boys lived at the **Octagon and the Pound**. They loved being in a house with several other believers in that area. The Octagon needs serious repairs but I just tried to ignore that and love those lovable guys. Obviously, the more expensive options tend to be in better shape. I wonder too if some students might prefer a private room but in a dorm with friends. That could be another option to consider for people who don't feel ready to commit to room with new friends but would like to live near each other. **Nancy Rooker - momHOO' 2014, 2016**

**Claire lived in Lambeth 2nd year.** She LOVED it in the beginning—"all" the 2nd year inter varsity students lived there, and socializing was easy. There even was an IV potluck between Lambeth apartments. It was close to everything, including the Christian Study Center, where she was spending increasing amounts of time. But by the end of 2nd year, she was tired of it, really for the same reasons she had loved it before—there was just too much homogeneity, and she was eager for something that felt more off campus. We did learn that if you want to apply to live at Lambeth, especially if you have a group you are applying with, you need to apply EARLY. If you apply late (after Christmas), there likely will not be room for you. Friends who applied late were sent to live over by the law school... I don't remember the names of those dorms. Parking at Lambeth was easy.

Fourth year she lived in **Jack Jouett apartments**, on University Circle (I think, or University Drive, or something like that...this is just above Lambeth field). These are great apartments, so well situated, with hardwood floors and working fireplaces. Again, she applied early and was in line to select her apartment the day they took people off the wait list, which was not really a wait list but a sign up list. She loved living in Jack Jouette. For parking, again, we were EARLY in arranging parking in the gravel lot across the street from Jack Jouette;

spots are available for rental from one of the local apartment rental agencies (but not the one that leases Jack Jouette) **Margaret Cundiff - momHOO' 2014**

**Jenna and five others lived in Lambeth**, on campus apartments leased through UVA, their second year. It is owned by UVA like the dorms, but is apartment style living. They pay the university directly. The apartment is furnished like a dorm and they are committed for the school year only (not through the summer). This was a great second year option!

**Bonnie Weida - momHOO' 2016**