

Rental Units

The Foundation owns over twenty properties that we rent on an affordable basis to our tenants. Our homes are well constructed, energy efficient, and typically built to be handicap accessible. Our newest facility is a four unit complex with solar power energy supply and fully accessible.



The rent includes all utilities so our tenants are not concerned with seasonal variations in energy costs. While most units are built specifically for elderly and/or disabled tenants, we have also built several homes for specific first time homebuyers under a “rent to own” agreement.



Fluvanna/Louisa Housing Foundation

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We are a 501.c.3 non-profit organization serving Fluvanna and Louisa Counties in Virginia



The Foundation is organized to improve the ability of low-income, elderly and/or persons with disabilities to meet their housing needs.

Emergency Home Repairs

This program serves over a hundred families a year with repairs to wells and septic systems, heating and air conditioning units,



roof repairs or replacement, and plumbing repairs.



Handicap accessible modifications include tub cuts, grab bars and shower seats.



Funds from Federal and State grants will help qualified low-income homeowners by paying for a portion of the repairs and the balance can be paid with zero interest loans, with affordable monthly payments.

Housing Choice Voucher Program

This HUD program, formerly called Section 8, provides rental assistance through vouchers for eligible residents of Fluvanna and Louisa Counties. Families pay 30% of their income toward rent and utilities and the vouchers pay the difference up to a specified amount. We service over 150 vouchers but the waiting list is very long and currently closed.

Handicap Ramps

The Foundation provides, at no cost, portable



aluminum ramps to those needing a ramp for short, indeterminate periods of time. These ramps can be installed by two people in a couple hours and can be removed when no longer needed, to be set up again elsewhere. Currently we have over 130 sets of these

Volunteerism

The Foundation is pleased to work with various volunteer groups that take on necessary home repairs or build permanent wood ramps for our more needy neighbors



HOME Program

This is a regional program that provides Federal housing funds that may be used for major home repairs, construction of affordable rental units, and assistance to first time homebuyers. Families served must be below 80% of the area median income.

First Time Home Buyers

The Foundation staff and a regional housing organization will work with families to evaluate their credit history and financial budget in order to determine their purchasing ability. Down-payment assistance and below market mortgage funds are available through Local and Federal programs.

Rental Deposit Assistance

The Foundation also provides assistance of up to half of the deposit, up to \$600, for those under 80% of the area median income. These are loans that are repaid when and if the deposit is returned