

Tab X:

Marketing Plan for units meeting accessibility
requirements of HUD section 504

Note to all applicants/respondents: This form was developed with Nuance, the official HUD software for the creation of HUD forms. HUD has made available instructions for downloading a free installation of a Nuance reader that allows the user to fill-in and save this form in Nuance. Please see <http://portal.hud.gov/hudportal/documents/huddoc?id=nuancereaderinstall.pdf> for the instructions. Using Nuance software is the only means of completing this form.

Affirmative Fair Housing Marketing Plan (AFHMP) - Multifamily Housing

U.S. Department of Housing
and Urban Development
Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0013
(exp.1/31/2021)

1a. Project Name & Address (including City, County, State & Zip Code)

BJS Harrisonburg Senior I
210 W. Mosby Rd
Harrisonburg, VA 22801
Harrisonburg City County

1b. Project Contract Number

1c. No. of Units

84

1d. Census Tract

3.02

1e. Housing/Expanded Housing Market Area

Housing Market Area: City of Harrisonburg
Expanded Housing Market Area: Harrisonburg City
County, Harrisonburg City Metro Area, Rockingham
County

1f. Managing Agent Name, Address (including City, County, State & Zip Code), Telephone Number & Email Address

TBD

1g. Application/Owner/Developer Name, Address (including City, County, State & Zip Code), Telephone Number & Email Address

BJS Harrisonburg Senior I, LLC, Beverly J. Searles Foundation, Phillip Searles, 4182 Westchester Trace, Roswell, GA 30075, Fulton County
678-467-6861, psearles@bjsfoundation.org

1h. Entity Responsible for Marketing (check all that apply)

☒ Owner ☐ Agent ☐ Other (specify)

Position, Name (if known), Address (including City, County, State & Zip Code), Telephone Number & Email Address

Beverly J. Searles Foundation, Phillip Searles, 4182 Westchester Trace, Roswell, GA 30075, Fulton County 678-467-6861,
psearles@bjsfoundation.org

1i. To whom should approval and other correspondence concerning this AFHMP be sent? Indicate Name, Address (including City, State & Zip Code), Telephone Number & E-Mail Address.

Beverly J. Searles Foundation, Phillip Searles, 4182 Westchester Trace, Roswell, GA 30075, Fulton County 678-467-6861,
psearles@bjsfoundation.org

2a. Affirmative Fair Housing Marketing Plan

Plan Type Date of the First Approved AFHMP:

Reason(s) for current update:

2b. HUD-Approved Occupancy of the Project (check all that apply)

☒ Elderly ☐ Family ☒ Mixed (Elderly/Disabled) ☒ Disabled

2c. Date of Initial Occupancy

TBD

2d. Advertising Start Date

Advertising must begin *at least* 90 days prior to initial or renewed occupancy for new construction and substantial rehabilitation projects.

Date advertising began or will begin

For existing projects, select below the reason advertising will be used:

To fill existing unit vacancies ☐
To place applicants on a waiting list ☐ (which currently has individuals)
To reopen a closed waiting list ☐ (which currently has individuals)

3a. Demographics of Project and Housing Market Area

Complete and submit Worksheet 1.

3b. Targeted Marketing Activity

Based on your completed Worksheet 1, indicate which demographic group(s) in the housing market area is/are *least* likely to apply for the housing without special outreach efforts. (check all that apply)

- | | | | |
|---|---|---|---|
| <input checked="" type="checkbox"/> White | <input checked="" type="checkbox"/> American Indian or Alaska Native | <input checked="" type="checkbox"/> Asian | <input checked="" type="checkbox"/> Black or African American |
| <input checked="" type="checkbox"/> Native Hawaiian or Other Pacific Islander | <input checked="" type="checkbox"/> Hispanic or Latino | <input checked="" type="checkbox"/> Persons with Disabilities | |
| <input type="checkbox"/> Families with Children | <input type="checkbox"/> Other ethnic group, religion, etc. (specify) | <input type="text"/> | |
-

4a. Residency Preference

Is the owner requesting a residency preference? If yes, complete questions 1 through 5.
If no, proceed to Block 4b.

(1) Type

(2) Is the residency preference area:

The same as the AFHMP housing/expanded housing market area as identified in Block 1e?

The same as the residency preference area of the local PHA in whose jurisdiction the project is located?

(3) What is the geographic area for the residency preference?

(4) What is the reason for having a residency preference?

(5) How do you plan to periodically evaluate your residency preference to ensure that it is in accordance with the non-discrimination and equal opportunity requirements in 24 CFR 5.105(a)?

Complete and submit Worksheet 2 when requesting a residency preference (see also 24 CFR 5.655(c)(1)) for residency preference requirements. The requirements in 24 CFR 5.655(c)(1) will be used by HUD as guidelines for evaluating residency preferences consistent with the applicable HUD program requirements. See also HUD Occupancy Handbook (4350.3) Chapter 4, Section 4.6 for additional guidance on preferences.

4b. Proposed Marketing Activities: Community Contacts

Complete and submit Worksheet 3 to describe your use of community contacts to market the project to those least likely to apply.

4c. Proposed Marketing Activities: Methods of Advertising

Complete and submit Worksheet 4 to describe your proposed methods of advertising that will be used to market to those least likely to apply. Attach copies of advertisements, radio and television scripts, Internet advertisements, websites, and brochures, etc.

5a. Fair Housing Poster

The Fair Housing Poster must be prominently displayed in all offices in which sale or rental activity takes place (24 CFR 200.620(e)). Check below all locations where the Poster will be displayed.

☒ Rental Office ☐ Real Estate Office ☐ Model Unit ☐ Other (specify)

5b. Affirmative Fair Housing Marketing Plan

The AFHMP must be available for public inspection at the sales or rental office (24 CFR 200.625). Check below all locations where the AFHMP will be made available.

☒ Rental Office ☐ Real Estate Office ☐ Model Unit ☐ Other (specify)

5c. Project Site Sign

Project Site Signs, if any, must display in a conspicuous position the HUD approved Equal Housing Opportunity logo, slogan, or statement (24 CFR 200.620(f)). Check below all locations where the Project Site Sign will be displayed. Please submit photos of Project signs.

☐ Rental Office ☐ Real Estate Office ☐ Model Unit ☒ Entrance to Project ☐ Other (specify)

The size of the Project Site Sign will be x

The Equal Housing Opportunity logo or slogan or statement will be x

6. Evaluation of Marketing Activities

Explain the evaluation process you will use to determine whether your marketing activities have been successful in attracting individuals least likely to apply, how often you will make this determination, and how you will make decisions about future marketing based on the evaluation process.

Management will monthly assess the demographic breakdown of the current waiting list and identify groups least likely to apply (ethnicities/races/disability/family status). If a specific group is under-represented on the waiting list, then Management will send additional marketing materials to established contacts for that demographic in the community as needed. Management will assess the documentation of contact made via letters, phone calls, and flyers in addition to what marketing method draws the most applicant traffic into the property to determine which method is the most effective (curb appeal, website, bulletin board, outreach letters, etc.).



Sign will be similar to one pictured above

7a. Marketing Staff

What staff positions are/will be responsible for affirmative marketing?

TBD

7b. Staff Training and Assessment: AFHMP

(1) Has staff been trained on the AFHMP? Yes

(2) Has staff been instructed in writing and orally on non-discrimination and fair housing policies as required by 24 CFR 200.620(c)? Yes

(3) If yes, who provides instruction on the AFHMP and Fair Housing Act, and how frequently?

Management requires all staff (manager, leasing, etc.) to obtain their fair housing certificate through training upon hire, and then annually thereafter.

(4) Do you periodically assess staff skills on the use of the AFHMP and the application of the Fair Housing Act? Yes

(5) If yes, how and how often?

Management conducts yearly checks that affirmative marketing efforts are documented and occurring at the frequency determined.

7c. Tenant Selection Training/Staff

(1) Has staff been trained on tenant selection in accordance with the project's occupancy policy, including any residency preferences?

Yes

(2) What staff positions are/will be responsible for tenant selection?

TBD

7d. Staff Instruction/Training:

Describe AFHM/Fair Housing Act staff training, already provided or to be provided, to whom it was/will be provided, content of training, and the dates of past and anticipated training. Please include copies of any AFHM/Fair Housing staff training materials.

TBD

Add attachments - Fair Housing Training Certificate
- AFHMP Training Certificate

8. Additional Considerations Is there anything else you would like to tell us about your AFHMP to help ensure that your program is marketed to those least likely to apply for housing in your project? Please attach additional sheets, as needed.

- (1) Leasing preference of at least 15% of the units will serve people with disabilities.
- (2) Referred applicants will be given a leasing preference to fill the property's required unit commitment.
- (3) Such units will be actively marketed to be rented to households (which include at least 1 person with a disability) to contacts listed on Worksheet 3 of this plan.
- (4) Such units may be held vacant for 60 days during which ongoing marketing will be documented until those units are filled.
Note: The move of temporary/non-disabled tenants will be paid for by the owner.
- (5) The property will be listed on VirginiaHousingSearch.com.

9. Review and Update

By signing this form, the applicant/respondent agrees to implement its AFHMP, and to review and update its AFHMP in accordance with the instructions to item 9 of this form in order to ensure continued compliance with HUD's Affirmative Fair Housing Marketing Regulations (see 24 CFR Part 200, Subpart M). I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (See 18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Signature of person submitting this Plan & Date of Submission (mm/dd/yyyy)



07/15/2024

Name (type or print)

Debbie A. Gallogly

Title & Name of Company

Chief Operating Officer, Beverly J. Searles Foundation, Inc.

For HUD-Office of Housing Use Only

Reviewing Official:

For HUD-Office of Fair Housing and Equal Opportunity Use Only

☐ Approval

☐ Disapproval

Signature & Date (mm/dd/yyyy)

Signature & Date (mm/dd/yyyy)

Name
(type
or
print)

Title

Name
(type
or
print)

Title

Public reporting burden for this collection of information is estimated to average six (6) hours per initial response, and four (4) hours for updated plans, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget (OMB) control number.

Purpose of Form: All applicants for participation in FHA subsidized and unsubsidized multifamily housing programs with five or more units (see 24 CFR 200.615) must complete this Affirmative Fair Housing Marketing Plan (AFHMP) form as specified in 24 CFR 200.625, and in accordance with the requirements in 24 CFR 200.620. The purpose of this AFHMP is to help applicants offer equal housing opportunities regardless of race, color, national origin, religion, sex, familial status, or disability. The AFHMP helps owners/agents (respondents) effectively market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for occupancy. Affirmative fair housing marketing and planning should be part of all new construction, substantial rehabilitation, and existing project marketing and advertising activities.

An AFHM program, as specified in this Plan, shall be in effect for each multifamily project throughout the life of the mortgage (24 CFR 200.620(a)). The AFHMP, once approved by HUD, must be made available for public inspection at the sales or rental offices of the respondent (24 CFR 200.625) and may not be revised without HUD approval. This form contains no questions of a confidential nature.

Applicability: The form and worksheets must be completed and submitted by all FHA subsidized and unsubsidized multifamily housing program applicants.

INSTRUCTIONS:

Send completed form and worksheets to your local HUD Office, Attention: Director, Office of Housing

Part 1: Applicant/Respondent and Project

Identification. Blocks 1a, 1b, 1c, 1g, 1h, and 1i are self-explanatory.

Block 1d- Respondents may obtain the Census tract number from the U.S. Census Bureau (<http://factfinder2.census.gov/main.html>) when completing Worksheet One.

Block 1e- Respondents should identify both the housing market area and the expanded housing market area for their multifamily housing projects. Use abbreviations if necessary. A **housing market area** is the area from which a multifamily housing project owner/agent may reasonably expect to draw a substantial number of its tenants. This could be a county or Metropolitan Division. The U.S. Census Bureau provides a range of levels to draw from.

An **expanded housing market area** is a larger geographic area, such as a Metropolitan Division or a Metropolitan Statistical Area, which may provide additional demographic diversity in terms of race, color, national origin, religion, sex, familial status, or disability.

Block 1f- The applicant should complete this block only if a Managing Agent (the agent cannot be the applicant) is implementing the AFHMP.

Part 2: Type of AFHMP

Block 2a- Respondents should indicate the status of the AFHMP, i.e., initial or updated, as well as the date of the first approved AFHMP. Respondents should also provide the reason (s) for the current update, whether the update is based on the five-year review or due to significant changes in project or local demographics (See instructions for Part 9).

Block 2b- Respondents should identify all groups HUD has approved for occupancy in the subject project, in accordance with the contract, grant, etc.

Block 2c- Respondents should specify the date the project was/will be first occupied.

Block 2d- For new construction and substantial rehabilitation projects, advertising must begin at least 90 days prior to initial occupancy. In the case of existing projects, respondents should indicate whether the advertising will be used to fill existing vacancies, to place individuals on the project's waiting list, or to re-open a closed waiting list. Please indicate how many people are on the waiting list when advertising begins.

Part 3 Demographics and Marketing Area.

"Least likely to apply" means that there is an identifiable presence of a specific demographic group in the housing market area, but members of that group are not likely to apply for the housing without targeted outreach, including marketing materials in other languages for limited English proficient individuals, and alternative formats for persons with disabilities. Reasons for not applying may include, but are not limited to, insufficient information about housing opportunities, language barriers, or transportation impediments.

Block 3a - Using Worksheet 1, the respondent should indicate the demographic composition of the project's residents, current project applicant data, census tract, housing market area, and expanded housing market area. The applicable housing market area and expanded housing market area should be indicated in Block 1e. Compare groups within rows/across columns on Worksheet 1 to identify any under-represented group(s) relative to the surrounding housing market area and expanded housing market area, i.e., those group(s) "least likely to apply" for the housing without targeted outreach and marketing. If there is a particular group or subgroup with members of a protected class that has an identifiable presence in the housing market area, but is not included in Worksheet 1, please specify under "Other."

Respondents should use the most current demographic data from the U.S. Census or another official source such as a local government planning office. Please indicate the source of your data in Part 8 of this form.

Block 3b - Using the information from the completed Worksheet 1, respondents should identify the demographic group(s) least likely to apply for the housing without special outreach efforts by checking all that apply.

Part 4 - Marketing Program and Residency Preference (if any).

Block 4a - A residency preference is a preference for admission of persons who reside or work in a specified geographic area (see 24 CFR 5.655(c)(1)(ii)). Respondents should indicate whether a residency preference is being utilized, and if so, respondents should specify if it is new, revised, or continuing. If a respondent wishes to utilize a residency preference, it must state the preference area (and provide a map delineating the precise area) and state the reason for having such a preference. The respondent must ensure that the preference is in accordance with the non-discrimination and equal opportunity requirements in 24 CFR 5.105(a) (see 24 CFR 5.655(c)(1)).

Respondents should use Worksheet 2 to show how the percentage of the eligible population living or working in the residency preference area compares to that of residents of the project, project applicant data, census tract, housing market area, and expanded housing market area. The percentages would be the same as shown on completed Worksheet 1.

Block 4b - Using Worksheet 3, respondents should describe their use of community contacts to help market the project to those least likely to apply. This table should include the name of a contact person, his/her address, telephone number, previous experience working with the target population(s), the approximate date contact was/will be initiated, and the specific role the community contact will play in assisting with affirmative fair housing marketing or outreach.

Block 4c - Using Worksheet 4, respondents should describe their proposed method(s) of advertising to market to those least likely to apply. This table should identify each media option, the reason for choosing this media, and the language of the advertisement. Alternative format(s) that will be used to reach persons with disabilities, and logo(s) that will appear on the various materials (as well as their size) should be described.

Please attach a copy of the advertising or marketing material.

Part 5 – Availability of the Fair Housing Poster, AFHMP, and Project Site Sign.

Block 5a - The Fair Housing Poster must be prominently displayed in all offices in which sale or rental activity takes place (24 CFR 200.620(e)). Respondents should indicate all locations where the Fair Housing Poster will be displayed.

Block 5b -The AFHMP must be available for public inspection at the sales or rental office (24 CFR 200.625). Check all of the locations where the AFHMP will be available.

Block 5c -The Project Site Sign must display in a conspicuous position the HUD-approved Equal Housing Opportunity logo, slogan, or statement (24 CFR 200.620(f)). Respondents should indicate where the Project Site Sign will be displayed, as well as the size of the Sign and the size of the logo, slogan, or statement. **Please submit photographs of project site signs.**

Part 6 - Evaluation of Marketing Activities.

Respondents should explain the evaluation process to be used to determine if they have been successful in attracting those individuals identified as least likely to apply. Respondents should also explain how they will make decisions about future marketing activities based on the evaluations.

Part 7- Marketing Staff and Training.

Block 7a -Respondents should identify staff positions that are/will be responsible for affirmative marketing.

Block 7b - Respondents should indicate whether staff has been trained on the AFHMP and Fair Housing Act.

Please indicate who provides the training and how frequently. In addition, respondents should specify whether they periodically assess staff members' skills in using the AFHMP and in applying the Fair Housing Act. They should state how often they assess employee skills and how they conduct the assessment.

Block 7c - Respondents should indicate whether staff has been trained on tenant selection in accordance with the project's occupancy policy, including residency preferences (if any). Respondents should also identify those staff positions that are/will be responsible for tenant selection.

Block 7d - Respondents should include copies of any written materials related to staff training, and identify the dates of past and anticipated training.

Part 8 - Additional Considerations.

Respondents should describe their efforts not previously mentioned that were/are planned to attract those individuals least likely to apply for the subject housing.

Part 9 - Review and Update.

By signing the respondent assumes responsibility for implementing the AFHMP. Respondents must review their AFHMP every five years or when the local Community Development jurisdiction's Consolidated Plan is updated, or when there are significant changes in the demographics of the project or the local housing market area. When reviewing the plan, the respondent should consider the current demographics of the housing market area to determine if there have been demographic changes in the population in terms of race, color, national origin, religion, sex, familial status, or disability. The respondent will then determine if the population least likely to apply for the housing is still the population identified in the AFHMP, whether the advertising and publicity cited in the current AFHMP are still appropriate, or whether advertising sources should be modified or expanded. Even if the demographics of the housing market area have not changed, the respondent should determine if the outreach currently being performed is reaching those it is intended to reach as measured by project occupancy and applicant data. If not, the AFHMP should be updated. The revised AFHMP must be submitted to HUD for approval. HUD may review whether the affirmative marketing is actually being performed in accordance with the AFHMP. If based on their review, respondents determine the AFHMP does not need to be revised, they should maintain a file documenting what was reviewed, what was found as a result of the review, and why no changes were required. HUD may review this documentation.

Notification of Intent to Begin Marketing.

No later than 90 days prior to the initiation of rental marketing activities, the respondent must submit notification of intent to begin marketing. The notification is required by the AFHMP Compliance Regulations (24 CFR 108.15). The Notification is submitted to the Office of Housing in the HUD Office servicing the locality in which the proposed housing will be located. Upon receipt of the Notification of Intent to Begin Marketing from the applicant, the monitoring office will review any previously approved plan and may schedule a pre-occupancy conference. Such conference will be held prior to initiation of sales/rental marketing activities. At this conference, the previously approved AFHMP will be reviewed with the applicant to determine if the plan, and/or its proposed implementation, requires modification prior to initiation of marketing in order to achieve the objectives of the AFHM regulation and the plan.

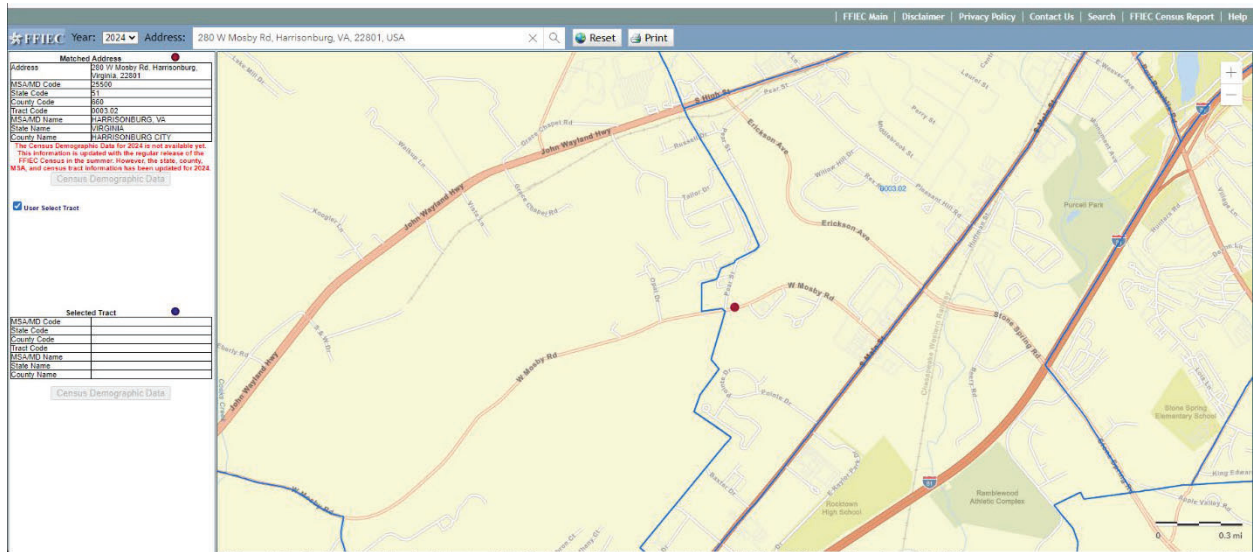
OMB approval of the AFHMP includes approval of this notification procedure as part of the AFHMP. The burden hours for such notification are included in the total designated for this AFHMP form.

Worksheet 1: Determining Demographic Groups Least Likely to Apply for Housing Opportunities
(See AFHMP, Block 3b)

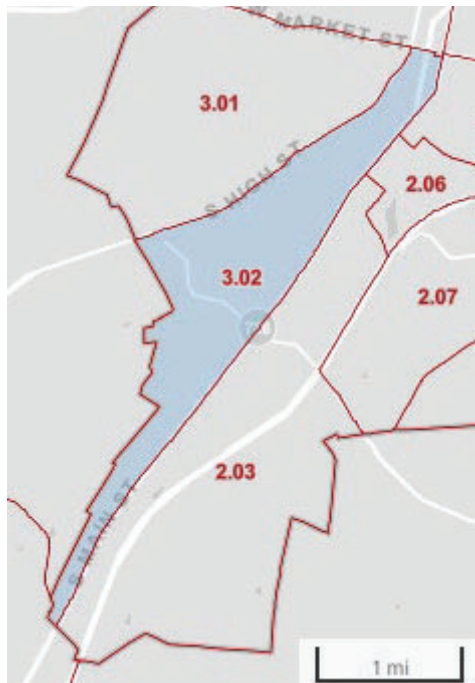
In the respective columns below, indicate the percentage of demographic groups among the project's residents, current project applicant data, census tract, housing market area, and expanded housing market area (See instructions to Block 1e). If you are a new construction or substantial rehabilitation project and do not have residents or project applicant data, only report information for census tract, housing market area, and expanded market area. The purpose of this information is to identify any under-representation of certain demographic groups in terms of race, color, national origin, religion, sex, familial status, or disability. If there is significant under-representation of any demographic group among project residents or current applicants in relation to the housing/expanded housing market area, then targeted outreach and marketing should be directed towards these individuals least likely to apply. Please indicate under-represented groups in Block 3b of the AFHMP. **Please attach maps showing both the housing market area and the expanded housing market area.**

Demographic Characteristics	Project's Residents	Project's Applicant Data	Census Tract	Housing Market Area City	Expanded Housing Market Area County
% White	TBD	TBD	78.3	81.5	94.4
% Black or African American	TBD	TBD	9.0	11.4	4.4
% Hispanic or Latino	TBD	TBD	18.1	20.8	7.8
% Asian	TBD	TBD	6.1	5.5	1.4
% American Indian or Alaskan Native	TBD	TBD	0.0	1.2	0.9
% Native Hawaiian or Pacific Islander	TBD	TBD	0.0	0.3	0.1
%Persons with Disabilities	TBD	TBD	9.0	11.6	12.6
% Families with Children under the age of 18	TBD	TBD	33.3	28.4	30.4
Other (specify)					
Some other race	TBD	TBD	13.2	12.3	4.6

BJS Harrisonburg Family | FFIEC



Census Tract 3.02



Harrisonburg City, VA



Harrisonburg City Metro Area



Rockingham County, VA



ACS Demographic and Housing Estimates		<div>United States® Census Bureau</div>
Note: The table shown may have been modified by user selections. Some information may be missing.		
DATA NOTES		
TABLE ID:	DP05	
SURVEY/PROGRAM:	American Community Survey	
VINTAGE:	2022	
DATASET:	ACSDP5Y2022	
PRODUCT:	ACS 5-Year Estimates Data Profiles	
UNIVERSE:	None	
MLA:	U.S. Census Bureau. "ACS Demographic and Housing Estimates." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP05, 2022, https://data.census.gov/table/ACSDP5Y2022.DP05?q=dp05&g=050XX00US51165_1400000US51660000302_160XX00US5135624_310XX00US25500&moe=false . Accessed on July 10, 2024.	
FTP URL:	None	
API URL:	https://api.census.gov/data/2022/acs/acs5/profile	
USER SELECTIONS		
TABLES	DP05	
GEOS	Census Tract 3.02; Harrisonburg city; Virginia; Harrisonburg city, Virginia; Harrisonburg, VA Metro Area; Rockingham County, Virginia	
EXCLUDED COLUMNS		
	Rockingham County, Virginia!!Estimate	
	Rockingham County, Virginia!!Margin of Error	
	Rockingham County, Virginia!!Percent Margin of Error	
	Census Tract 3.02; Harrisonburg city; Virginia!!Estimate	
	Census Tract 3.02; Harrisonburg city; Virginia!!Margin of Error	
	Census Tract 3.02; Harrisonburg city; Virginia!!Percent Margin of Error	

Table: ACSDP5Y2022.DP05

	Harrisonburg city, Virginia!!Estimate
	Harrisonburg city, Virginia!!Margin of Error
	Harrisonburg city, Virginia!!Percent Margin of Error
	Harrisonburg, VA Metro Area!!Estimate
	Harrisonburg, VA Metro Area!!Margin of Error
	Harrisonburg, VA Metro Area!!Percent Margin of Error
APPLIED FILTERS	None
APPLIED SORTS	None
PIVOT & GROUPING	
PIVOT COLUMNS	None
PIVOT MODE	Off
ROW GROUPS	None
VALUE COLUMNS	None
WEB ADDRESS	https://data.census.gov/table/ACSDP5Y2022.DP05?q=dp05&g=050XX00US51165_1400000US516600000302_160XX00US5135624_310XX00US25500&moe=false
TABLE NOTES	
	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official source of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Table: ACSDP5Y2022.DP05

	<p>Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website.</p> <p>Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.</p>
	<p>Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates</p>
	<p>Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.</p>
	<p>For more information on understanding Hispanic origin and race data, please see the America Counts: Stories Behind the Numbers article entitled, 2020 Census Illuminates Racial and Ethnic Composition of the Country, issued August 2021.</p>
	<p>The Hispanic origin and race codes were updated in 2020. For more information on the Hispanic origin and race code changes, please visit the American Community Survey Technical Documentation website.</p>
	<p>The 2018-2022 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.</p>
	<p>Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.</p>

Table: ACSDP5Y2022.DP05

	Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-")median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+"). ** The margin of error could not be computed because there were an insufficient number of sample observations. *** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.
COLUMN NOTES	None

Table: ACSDP5Y2022.DP05

	Census Tract 3.02; Harrisonburg city; Virginia	Harrisonburg city, Virginia	Rockingham County, Virginia	Harrisonburg, VA Metro Area
Label	Percent	Percent	Percent	Percent
SEX AND AGE				
RACE				
Race alone or in combination with one or more other races				
Total population	5,631	51,784	83,905	135,689
White	78.3%	81.5%	94.4%	89.5%
Black or African American	9.0%	11.4%	4.4%	7.1%
American Indian and Alaska Native	0.0%	1.2%	0.9%	1.0%
Asian	6.1%	5.5%	1.4%	3.0%
Native Hawaiian and Other Pacific Islander	0.0%	0.3%	0.1%	0.2%
Some Other Race	13.2%	12.3%	4.6%	7.5%
HISPANIC OR LATINO AND RACE				
Total population	5,631	51,784	83,905	135,689
Hispanic or Latino (of any race)	18.1%	20.8%	7.8%	12.8%
CITIZEN, VOTING AGE POPULATION				

Selected Social Characteristics in the United States		United States® Census Bureau
Note: The table shown may have been modified by user selections. Some information may be missing.		
DATA NOTES		
TABLE ID:	DP02	
SURVEY/PROGRAM:	American Community Survey	
VINTAGE:	2022	
DATASET:	ACSDP5Y2022	
PRODUCT:	ACS 5-Year Estimates Data Profiles	
UNIVERSE:	None	
MLA:	U.S. Census Bureau. "Selected Social Characteristics in the United States." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP02, 2022, https://data.census.gov/table/ACSDP5Y2022.DP02?q=dp02&g=050XX00US51165,51660_1400000US51660000302_310XX00US25500&moe=false . Accessed on July 15, 2024.	
FTP URL:	None	
API URL:	https://api.census.gov/data/2022/acs/acs5/profile	
USER SELECTIONS		
TABLES	DP02	
GEOS	Census Tract 3.02; Harrisonburg city; Virginia; Rockingham County, Virginia; Harrisonburg city, Virginia; Harrisonburg, VA Metro Area	
EXCLUDED COLUMNS		
	Census Tract 3.02; Harrisonburg city; Virginia!!Estimate	
	Census Tract 3.02; Harrisonburg city; Virginia!!Margin of Error	
	Census Tract 3.02; Harrisonburg city; Virginia!!Percent Margin of Error	
	Rockingham County, Virginia!!Estimate	
	Rockingham County, Virginia!!Margin of Error	
	Rockingham County, Virginia!!Percent Margin of Error	

Table: ACSDP5Y2022.DP02

	Harrisonburg city, Virginia!!Estimate
	Harrisonburg city, Virginia!!Margin of Error
	Harrisonburg city, Virginia!!Percent Margin of Error
	Harrisonburg, VA Metro Area!!Estimate
	Harrisonburg, VA Metro Area!!Margin of Error
	Harrisonburg, VA Metro Area!!Percent Margin of Error
APPLIED FILTERS	None
APPLIED SORTS	None
PIVOT & GROUPING	
PIVOT COLUMNS	None
PIVOT MODE	Off
ROW GROUPS	None
VALUE COLUMNS	None
WEB ADDRESS	https://data.census.gov/table/ACSDP5Y2022.DP02?q=dp02&g=050XX00US51165,51660_1400000US51660000302_310XX00US25500&moe=false
TABLE NOTES	
	Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, the decennial census is the official source of population totals for April 1st of each decennial year. In between censuses, the Census Bureau's Population Estimates Program produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Table: ACSDP5Y2022.DP02

	<p>Information about the American Community Survey (ACS) can be found on the ACS website. Supporting documentation including code lists, subject definitions, data accuracy, and statistical testing, and a full list of ACS tables and table shells (without estimates) can be found on the Technical Documentation section of the ACS website.</p> <p>Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.</p>
	Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates
	<p>Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.</p> <p>Ancestry listed in this table refers to the total number of people who responded with a particular ancestry; for example, the estimate given for German represents the number of people who listed German as either their first or second ancestry. This table lists only the largest ancestry groups; see the Detailed Tables for more categories. Race and Hispanic origin groups are not included in this table because data for those groups come from the Race and Hispanic origin questions rather than the ancestry question (see Demographic Table).</p> <p>Data for year of entry of the native population reflect the year of entry into the U.S. by people who were born in Puerto Rico or U.S. Island Areas or born outside the U.S. to a U.S. citizen parent and who subsequently moved to the U.S.</p> <p>Methodological changes to citizenship edits may have affected citizenship data for those born in American Samoa. Users should be aware of these changes when using 2018 data or multi-year data containing data from 2018. For more information, see: American Samoa Citizenship User Note.</p> <p>The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the Evaluation Report Covering Disability.</p>

Table: ACSDP5Y2022.DP02

	The category "with a broadband Internet subscription" refers to those who said "Yes" to at least one of the following types of Internet subscriptions: Broadband such as cable, fiber optic, or DSL; a cellular data plan; satellite; a fixed wireless subscription; or other non-dial up subscription types.
	An Internet "subscription" refers to a type of service that someone pays for to access the Internet such as a cellular data plan, broadband such as cable, fiber optic or DSL, or other type of service. This will normally refer to a service that someone is billed for directly for Internet alone or sometimes as part of a bundle.
	With a computer includes those who said "Yes" to at least one of the following types of computers: Desktop or laptop; smartphone; tablet or other portable wireless computer; or some other type of computer.
	The "children of the householder" and "own children of the householder" concepts are combined in these estimates. For more information, please see the following User Note.
	The 2018-2022 American Community Survey (ACS) data generally reflect the March 2020 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.
	Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on 2020 Census data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.
	Explanation of Symbols:- The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution. For a 5-year median estimate, the margin of error associated with a median was larger than the median itself.N The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area. (X) The estimate or margin of error is not applicable or not available.median- The median falls in the lowest interval of an open-ended distribution (for example "2,500-"median+ The median falls in the highest interval of an open-ended distribution (for example "250,000+"). ** The margin of error could not be computed because there were an insufficient number of sample observations.*** The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.***** A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

Table: ACSDP5Y2022.DP02

COLUMN NOTES	
	None

Table: ACSDP5Y2022.DP02

	Census Tract 3.02; Harrisonburg city; Virginia	Harrisonburg city, Virginia	Rockingham County, Virginia	Harrisonburg, VA Metro Area
Label	Percent	Percent	Percent	Percent
HOUSEHOLDS BY TYPE				
Total households	1,978	17,142	31,612	48,754
Households with one or more people under 18 years	33.3%	28.4%	30.4%	29.7%
RELATIONSHIP				
MARITAL STATUS				
FERTILITY				
GRANDPARENTS				
SCHOOL ENROLLMENT				
EDUCATIONAL ATTAINMENT				
VETERAN STATUS				
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION				
Total Civilian Noninstitutionalized Population	5,256	51,164	83,431	134,595
With a disability	9.0%	11.6%	12.6%	12.2%
Under 18 years	1,224	8,497	18,363	26,860
With a disability	1.2%	4.4%	3.5%	3.8%
RESIDENCE 1 YEAR AGO				
PLACE OF BIRTH				
U.S. CITIZENSHIP STATUS				
YEAR OF ENTRY				
WORLD REGION OF BIRTH OF FOREIGN BORN				
LANGUAGE SPOKEN AT HOME				
ANCESTRY				
COMPUTERS AND INTERNET USE				

Worksheet 3: Proposed Marketing Activities –Community Contacts (See AFHMP, Block 4b)

For each targeted marketing population designated as least likely to apply in Block 3b, identify at least one community contact organization you will use to facilitate outreach to the particular population group. This could be a social service agency, religious body, advocacy group, community center, etc. State the names of contact persons, their addresses, their telephone numbers, their previous experience working with the target population, the approximate date contact was/will be initiated, and the specific role they will play in assisting with the affirmative fair housing marketing. Please attach additional pages if necessary.

Targeted Population(s)	Community Contact(s), including required information noted above.
White, Black, Hispanic or Latino, Asian, American Indian or Alaskan Native, Native Hawaiian or Pacific Islander, Persons with Disabilities	<p>Rockingham County Social Services 540-574-5100 110 Mason St. Harrisonburg, VA 22802</p> <p>The mission of this organization is the promotion of self-reliance and protection of citizens through community-based services. This organization will assist with our AFHMP by posting our flyers on their bulletin board for public viewing.</p>
White, Black, Hispanic or Latino, Asian, American Indian or Alaskan Native, Native Hawaiian or Pacific Islander, Persons with Disabilities	<p>Harrisonburg-Rockingham Community Services Board 540-434-1941 1241 North Main Street Harrisonburg, VA 22802</p> <p>The mission of this organization is to provides services that promote dignity, choice, recovery, and the highest possible level of participation in work, relationships, and all aspects of community life for individuals and families whose lives are affected by behavioral health or developmental disorders. This organization will assist with our AFHMP by posting our flyers on their bulletin board for public viewing.</p>
White, Black, Hispanic or Latino, Asian, American Indian or Alaskan Native, Native Hawaiian or Pacific Islander, Persons with Disabilities	<p>Valley Associates for Independent Living (VAIL) 540 433-6513 3210 Peoples Drive, Ste 220 Harrisonburg, VA 22801</p> <p>The mission of this organization is to promote self-direction among people with disabilities and removing barriers to independence in the community. This organization will assist with our AFHMP by posting our flyers on their bulletin board for public viewing.</p>
White, Black, Hispanic or Latino, Asian, American Indian or Alaskan Native, Native Hawaiian or Pacific Islander, Persons with Disabilities,	<p>Harrisonburg Redevelopment and Housing Authority 540-434-7386 P.O. Box 1071 Harrisonburg, VA 22803</p> <p>The mission of this organization is to promote adequate and affordable housing economic opportunity and a suitable living environment free from discrimination; and to foster redevelopment of blighted areas to ensure the economic, social and housing vitality of our community. This organization will assist with our AFHMP by posting our flyers on their bulletin board for public viewing.</p>
White, Black, Hispanic or Latino, Asian, American Indian or Alaskan Native, Native Hawaiian or Pacific Islander, Persons with Disabilities	<p>Harrisonburg City Council 540-432-7701 409 S Main St Harrisonburg, VA 22801</p> <p>The city of Harrisonburg is a harmonious, caring, welcoming city where differences are embraced, celebrated, and accommodated. Recognizing Harrisonburg's diversity, our support systems assure that any community member has access to city services. This organization will assist with our AFHMP by posting our flyers on their bulletin board for public viewing.</p>

* Each community contact will be reached, at minimum, once per year to ensure project visibility

BJS Harrisonburg Senior I

210 W. Mosby Road
Harrisonburg, VA 22801

Date TBD

Rockingham County Social Services
110 Mason St.
Harrisonburg, VA 22802

To Whom It May Concern:

In our continuing effort to reach citizens to make them aware of our affordable housing program, your name has been listed as a local community contact and may be able to assist us in getting the word out to those in need.

We are an affordable apartment community designed to serve eligible households with low to moderately low income. Housing Choice Vouchers may be accepted for qualified applicants. Our community has accessible apartments and we comply with the Americans With Disability Act regarding making reasonable accommodations.

Applications are accepted at the site office during the hours listed below. We encourage you to visit us and please call if you have additional questions.

Office Hours:
Phone Number:
Office Address:

Sincerely,

Community Manager

"The Fair Housing Act prohibits discrimination in real estate related transactions, or in the terms of conditional of such a transaction, race, color, religion, sex, disability, familial status, or national origin. The Federal agency that is responsible for enforcing this law is the U. S. Department of Housing and Urban Development. If a person believes that they have been discriminated against in violation of this law, they should contact the U. S. Department of Housing and Urban Development, Washington, DC 20410 or call (800) 669-9777."

ACCESSIBLE UNITS

TDD RELAY # 711

REASONABLE ACCOMMODATIONS



BJS Harrisonburg Senior I

210 W. Mosby Road
Harrisonburg, VA 22801

Date TBD

Harrisonburg-Rockingham Community Services Board
1241 North Main Street
Harrisonburg, VA 22802

To Whom It May Concern:

In our continuing effort to reach citizens to make them aware of our affordable housing program, your name has been listed as a local community contact and may be able to assist us in getting the word out to those in need.

We are an affordable apartment community designed to serve eligible households with low to moderately low income. Housing Choice Vouchers may be accepted for qualified applicants. Our community has accessible apartments and we comply with the Americans With Disability Act regarding making reasonable accommodations.

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Phone Number:
Office Address:

Sincerely,

Community Manager

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ACCESSIBLE UNITS

TDD RELAY # 711

REASONABLE ACCOMMODATIONS



BJS Harrisonburg Senior I

210 W. Mosby Road
Harrisonburg, VA 22801

Date TBD

Valley Associates for Independent Living (VAIL)
3210 Peoples Drive, Ste 220
Harrisonburg, VA 22801

To Whom It May Concern:

In our continuing effort to reach citizens to make them aware of our affordable housing program, your name has been listed as a local community contact and may be able to assist us in getting the word out to those in need.

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Applications are accepted at the site office during the hours listed below. We encourage you to visit us and please call if you have additional questions.

Office Hours:
Phone Number:
Office Address:

Sincerely,

Community Manager

"The Fair Housing Act prohibits discrimination in real estate related transactions, or in the terms of conditional of such a transaction, race, color, religion, sex, disability, familial status, or national origin. The Federal agency that is responsible for enforcing this law is the U. S. Department of Housing and Urban Development. If a person believes that they have been discriminated against in violation of this law, they should contact the U. S. Department of Housing and Urban Development, Washington, DC 20410 or call (800) 669-9777."

ACCESSIBLE UNITS

TDD RELAY # 711

REASONABLE ACCOMMODATIONS



BJS Harrisonburg Senior I

210 W. Mosby Road
Harrisonburg, VA 22801

Date TBD

Harrisonburg Redevelopment and Housing Authority
P.O. Box 1071
Harrisonburg, VA 22803

To Whom It May Concern:

In our continuing effort to reach citizens to make them aware of our affordable housing program, your name has been listed as a local community contact and may be able to assist us in getting the word out to those in need.

We are an affordable apartment community designed to serve eligible households with low to moderately low income. Housing Choice Vouchers may be accepted for qualified applicants. Our community has accessible apartments and we comply with the Americans With Disability Act regarding making reasonable accommodations.

Applications are accepted at the site office during the hours listed below. We encourage you to visit us and please call if you have additional questions.

Office Hours:
Phone Number:
Office Address:

Sincerely,

Community Manager

"The Fair Housing Act prohibits discrimination in real estate related transactions, or in the terms of conditional of such a transaction, race, color, religion, sex, disability, familial status, or national origin. The Federal agency that is responsible for enforcing this law is the U. S. Department of Housing and Urban Development. If a person believes that they have been discriminated against in violation of this law, they should contact the U. S. Department of Housing and Urban Development, Washington, DC 20410 or call (800) 669-9777."

ACCESSIBLE UNITS

TDD RELAY # 711

REASONABLE ACCOMMODATIONS



BJS Harrisonburg Senior I

210 W. Mosby Road
Harrisonburg, VA 22801

Date TBD

Harrisonburg City Council
409 S Main St
Harrisonburg, VA 228021

To Whom It May Concern:

In our continuing effort to reach citizens to make them aware of our affordable housing program, your name has been listed as a local community contact and may be able to assist us in getting the word out to those in need.

We are an affordable apartment community designed to serve eligible households with low to moderately low income. Housing Choice Vouchers may be accepted for qualified applicants. Our community has accessible apartments and we comply with the Americans With Disability Act regarding making reasonable accommodations.

Applications are accepted at the site office during the hours listed below. We encourage you to visit us and please call if you have additional questions.

Office Hours:
Phone Number:
Office Address:

Sincerely,

Community Manager

"The Fair Housing Act prohibits discrimination in real estate related transactions, or in the terms of conditional of such a transaction, race, color, religion, sex, disability, familial status, or national origin. The Federal agency that is responsible for enforcing this law is the U. S. Department of Housing and Urban Development. If a person believes that they have been discriminated against in violation of this law, they should contact the U. S. Department of Housing and Urban Development, Washington, DC 20410 or call (800) 669-9777."

ACCESSIBLE UNITS

TDD RELAY # 711

REASONABLE ACCOMMODATIONS



Worksheet 2: Establishing a Residency Preference Area (See AFHMP, Block 4a)

Complete this Worksheet if you wish to continue, revise, or add a residency preference, which is a preference for admission of persons who reside or work in a specified geographic area (see 24 CFR 5.655(c)(1)(ii)). If a residency preference is utilized, the preference must be in accordance with the non-discrimination and equal opportunity requirements contained in 24 CFR 5.105(a). This Worksheet will help show how the percentage of the population in the residency preference area compares to the demographics of the project's residents, applicant data, census tract, housing market area, and expanded housing market area. **Please attach a map clearly delineating the residency preference geographical area.**

Demographic Characteristics	Project's Residents (as determined in Worksheet 1)	Project's Applicant Data (as determined in Worksheet 1)	Census Tract (as determined in Worksheet 1)	Housing Market Area (as determined in Worksheet 1)	Expanded Housing Market Area (as determined in Worksheet 1)	Residency Preference Area (if applicable)
% White						
% Black or African American						
% Hispanic or Latino						
% Asian						
% American Indian or Alaskan Native						
% Native Hawaiian or Pacific Islander						
% Persons with Disabilities						
% Families with Children under the age of 18						
Other (specify)						
Some other race						

Worksheet 4: Proposed Marketing Activities – Methods of Advertising (See AFHMP, Block 4c)

Complete the following table by identifying your targeted marketing population(s), as indicated in Block 3b, as well as the methods of advertising that will be used to market to that population. For each targeted population, state the means of advertising that you will use as applicable to that group and the reason for choosing this media. In each block, in addition to specifying the media that will be used (e.g., name of newspaper, television station, website, location of bulletin board, etc.) state any language(s) in which the material will be provided, identify any alternative format(s) to be used (e.g. Braille, large print, etc.), and specify the logo(s) (as well as size) that will appear on the various materials. Attach additional pages, if necessary, for further explanation. Please attach a copy of the advertising or marketing material.

Targeted Population(s)→ Methods of Advertising ↓	Targeted Population:	Targeted Population:	Targeted Population:
Newspaper(s)			
Radio Station(s)			
TV Station(s)			
Electronic Media			
Website, Facebook	Persons with Disabilities	White, Black, Hispanic or Latino, Asian	American Indian or Alaskan Native, Native Hawaiian or Pacific Islander
Bulletin Boards			
OnSite Bulletin Board	Persons with Disabilities	White, Black, Hispanic or Latino, Asian	American Indian or Alaskan Native, Native Hawaiian or Pacific Islander
Brochures, Notices, Flyers			
Flyer (English)	Persons with Disabilities	White, Black, Hispanic or Latino, Asian	American Indian or Alaskan Native, Native Hawaiian or Pacific Islander
Other (specify)			
Community Contact Letters (English)	Persons with Disabilities	White, Black, Hispanic or Latino, Asian	American Indian or Alaskan Native, Native Hawaiian or Pacific Islander

*Advertising will be done at least monthly to ensure site visibility.



Abbington Grove Apartments

514 likes • 588 followers



Promote

Manage

Edit

Posts About Mentions Followers Photos Videos More

Intro

Managed by CAHEC Management

"This institution is an equal opportunity provider"

Post your bio to News Feed?

Public

Skip

Share

Page · Real Estate

50 Abbington Grove Circle, Wadesboro, NC 28596, North Carolina

+1 704-851-4598

Abbingtongrove@cahecmanagement.com

cahecmanagement.com

Promote Website

Price Range \$

Edit details

Add hobbies

Add featured



What's on your mind?

Live video

Photo/video

Reel

Featured

People won't see this unless you pin something.

Manage

Posts

Filters

Manage posts

List view

Grid view



Abbington Grove Apartments

Published by Trade Blalock Wood · August 25 ·

...

We are now accepting applications for 2 and 3-bedroom apartments. Each unit is fully equipped with 2 full bathrooms, Washer / Dryer connections, Stove with Built-in Microwave, Dish Washer, Refrigerator, Garbage Disposal, Ceiling Fan in each room, Central Air and Heat, Carpet in Living rooms and bedrooms, rolled flooring in Kitchen, Dining and restrooms. Each unit comes with a private storage room, private patio, or deck. Our community offers a fitness center, large communi... See more

See insights and ads

Boost post

12

1 comment · 32 shares

Like

Comment

Share



Write a comment...

Emoji icons for reactions



Abbingtion Grove

50 Abbingtion Grove Circle



48

Units

0

1 BR's

32

2 BR's

16

3 BR's

0

4 BR's

Community Designation Type

Family

[Resident Application](#)

[Resident Services](#)

[Contact Property](#)

Community Information

Mailing Address

50 Abbingtion Grove
Circle Wadesboro,
NC 28170

Phone

(704) 851-4598

Physical Address

50 Abbingtion Grove
Circle Wadesboro,
NC 28170

Fax

(704) 851-4598

Office Hours

Email

Check out all our communities

Are looking for a community in another state or just curious what our other communities look like? For more information search all of our communities across 4 states.

[Search
Now](#)

**CAHEC
Management, Inc.**

P.O. Box 23589
Columbia, SC 29224-3589

(803) 788-3800
TTY: 711
[Privacy Policy](#)

Rental Communities

All Communities

Alabama

Georgia

North Carolina

South Carolina



Equal Opportunity

This institution is an equal opportunity provider and employer. The Fair Housing Act prohibits discrimination in real estate related transactions, or in the terms or conditions of such a transaction, race, color, religion, sex, disability, marital status, or national origin. The Federal agency that is responsible for enforcing this law is the U. S. Department of Housing and Urban Development. If a person believes that they have been discriminated against in violation of this law, they should contact the U. S. Department of Housing and Urban Development, Washington, DC 20410 or call (800) 669-9777.



[Language](#)



Sample Apartments



123 Sample Road,
Trenholm, SC 30125

Housing Choice Vouchers Accepted If Other
Project Based Assistance Unavailable

Property Features:

- 1 and 2 Bedrooms
- Walk-in Closets
- Dishwasher
- Garbage Disposal
- Washer & Dryer Connections
- Energy Efficient Heating & Cooling Systems
- Private Outdoor Patio or Porch
- Community Clubhouse
- Sheltered Gazebo
- Picnic & BBQ Area
- Computer Center
- Fitness Center
- Library
- On-Site Laundry Facility

Income Restrictions Apply



Contact Us:

 (770) 748-0720 or 711 for Telecommunications Relay Service

 SampleApartments@sample.com

 www.samplemanagement.com

 Office Address: 123 Sample Road, Trenholm, SC 30125

 Office Hours: Monday, Wednesday, and Friday | 9am - 5pm



"This institution is an equal opportunity provider"
Smoke Free Housing Community

Interpretation Available for LEP Customers

This service is available free of charge for our applicants and residents.

↓ Please identify your language below ↓

Arabic

الرجاء الإشارة هنا للتحدث مع مترجم شفوي. هذه الخدمة مجانية.

Korean

통역사의 통역을 원하시면 여기를 손으로 가르켜주세요. 통역 서비스는 무료로 제공됩니다.

French

Veuillez cliquer ici pour parler avec un interprète. Ce service est gratuit.

Portuguese

Por favor, clique aqui para falar com um intérprete. Este serviço é gratuito.

Chinese

請點這裡與翻譯員交談。這項服務是免費的。

Russian

Пожалуйста, укажите здесь, чтобы поговорить с переводчиком. Эта услуга предоставляется бесплатно.

Hmong

Thov tau tes rau ntawm no tham nrog ib tug kws txhais lus. Qhov no yog pab dawb xwb.

Spanish

Por favor, señale aquí para hablar con un intérprete. Este servicio es gratuito.

German

Zeigen Sie bitte hierhin, um mit einem Dolmetscher zu sprechen. Dieser Service ist kostenlos.

Tagalog

Mangyaring tumuro rito kung gusto mong makipag-usap sa isang interpreter. Libre ang serbisyong ito.

Japanese

通訳と話すためにここを指さしてください。このサービスは無料です。

Thai

โปรดชี้ที่นี่เพื่อคุยกับล่าม บริการนี้ไม่มีค่าใช้จ่าย

Khmer (Cambodian)

សូមចង្អុលបង្ហាញនៅទីនេះ ដើម្បីនិយាយជាមួយអ្នកបកប្រែភាសា។ សេវាកម្មនេះមិនគិតថ្លៃឡើយ។

Vietnamese

Xin vui lòng chỉ vào đây để nói chuyện với một thông dịch viên. Dịch vụ này được miễn phí.

If you need an interpreter for a different language, notify the property manager.



"This institution is an equal opportunity provider."





**EQUAL HOUSING
OPPORTUNITY**
**IGUALDAD DE OPORTUNIDADES
EN LA VIVIENDA**

**Nuestras prácticas de negocios cumplen la ley federal
de equidad en la vivienda**

(Enmienda a la ley de Equidad en la vivienda de 1988)

**Es ilegal discriminar contra ninguna persona a
causa de su raza, color, religión, sexo,
discapacidad, situación familiar u origen nacional**

- | | |
|--|--|
| ■ En la venta o el alquiler de viviendas o lotes residenciales | ■ En la provisión de servicios de corredores de bienes raíces |
| ■ En la publicidad relacionada con la venta o el alquiler de viviendas | ■ En la tasación de viviendas |
| ■ En la financiación de la vivienda | ■ Las tácticas de intimidación (Blockbusting) también son ilegales |

Cualquier persona que crea que ha sido discriminada puede presentar una reclamación de discriminación en la vivienda:

1-800-669-9777 (Línea gratuita)

1-800-927-9275 (TTY)

www.hud.gov/fairhousing

**U.S. Department of Housing and
Urban Development
Assistant Secretary for Fair Housing and
Equal Opportunity
Washington, D.C. 20410**



**EQUAL HOUSING
OPPORTUNITY**

**We Do Business in Accordance With the Federal Fair
Housing Law**

(The Fair Housing Amendments Act of 1988)

**It is illegal to Discriminate Against Any Person
Because of Race, Color, Religion, Sex,
Handicap, Familial Status, or National Origin**

- | | |
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| ■ In the sale or rental of housing or residential lots | ■ In the provision of real estate brokerage services |
| ■ In advertising the sale or rental of housing | ■ In the appraisal of housing |
| ■ In the financing of housing | ■ Blockbusting is also illegal |

Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination:

1-800-669-9777 (Toll Free)
1-800-927-9275 (TTY)
www.hud.gov/fairhousing

**U.S. Department of Housing and
Urban Development
Assistant Secretary for Fair Housing and
Equal Opportunity
Washington, D.C. 20410**



AND JUSTICE FOR ALL



In accordance with Federal law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, disability, and reprisal or retaliation for prior civil rights activity. (Not all prohibited bases apply to all programs.)

Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, and American Sign Language) should contact the responsible State or local Agency that administers the program or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339.

To file a program discrimination complaint, a complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form, which can be obtained online, at www.usda.gov/sites/default/files/documents/usda-program-discrimination-complaint-form.pdf, from any USDA office, by calling (866) 632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by:

mail:

U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410; or

fax:

(833) 256-1665 or (202) 690-7442;

email:

program.intake@usda.gov.

This institution is an equal opportunity provider.

Conforme a la ley federal y las políticas y regulaciones de derechos civiles del Departamento de Agricultura de los Estados Unidos (USDA), esta institución tiene prohibido discriminar por motivos de raza, color, origen nacional, sexo, edad, discapacidad, venganza o represalia por actividades realizadas en el pasado relacionadas con los derechos civiles (no todos los principios de prohibición aplican a todos los programas).

La información del programa puede estar disponible en otros idiomas además del inglés. Las personas con discapacidades que requieran medios de comunicación alternativos para obtener información sobre el programa (por ejemplo, Braille, letra agrandada, grabación de audio y lenguaje de señas americano) deben comunicarse con la agencia estatal o local responsable que administra el programa o con el TARGET Center del USDA al (202) 720-2600 (voz y TTY) o comunicarse con el USDA a través del Servicio Federal de Transmisión de Información al (800) 877-8339.

Para presentar una queja por discriminación en el programa, el reclamante debe completar un formulario AD-3027, Formulario de queja por discriminación del programa del USDA, que se puede obtener en línea, en www.usda.gov/sites/default/files/documents/usda-program-discrimination-complaint-form.pdf, en cualquier oficina del USDA, llamando al (866) 632-9992, o escribiendo una carta dirigida al USDA. La carta debe contener el nombre, la dirección y el número de teléfono del reclamante, y una descripción escrita de la supuesta acción discriminatoria con suficiente detalle para informar al Subsecretario de Derechos Civiles (ASCR, por sus siglas en inglés) sobre la naturaleza y la fecha de la presunta violación de los derechos civiles. La carta o el formulario AD-3027 completado debe enviarse al USDA por medio de:

correo postal:

U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410; o'

fax:

(833) 256-1665 o' (202) 690-7442;

correo electrónico:

program.intake@usda.gov.

Esta institución ofrece igualdad de oportunidades.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

- (1) mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;
- (2) fax: (202) 690-7442; or
- (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

De acuerdo con la ley federal de derechos civiles y las reglamentaciones y políticas de derechos civiles del Departamento de Agricultura de Estados Unidos (U.S. Department of Agriculture, USDA), se prohíbe al USDA, sus agencias, oficinas y empleados, e instituciones que participan o administran los programas del USDA, discriminar por motivos de raza, color, origen nacional, religión, género, identidad de género (incluidas las expresiones de género), orientación sexual, discapacidad, edad, estado civil, estado familiar/parental, ingresos derivados de un programa de asistencia pública, creencias políticas, o represalias por actividades previas sobre derechos civiles, en cualquier programa o actividad llevados a cabo o financiados por el USDA (no todas las bases se aplican a todos los programas). Las fechas límite para la presentación de remedios y denuncias varían según el programa o el incidente.

Las personas con discapacidades que requieran medios alternativos de comunicación para obtener información sobre el programa (por ej., Braille, letra grande, cinta de audio, lenguaje americano de señas, etc.) deberán comunicarse con la Agencia responsable o con el Centro TARGET del USDA al (202) 720-2600 (voz y TTY) o comunicarse con el USDA a través del Servicio Federal de Transmisiones al (800) 877-8339. Asimismo, se puede disponer de información del programa en otros idiomas además de inglés.

Para presentar una denuncia por discriminación en el programa, complete el Formulario de denuncias por discriminación en el programa del USDA, AD-3027, que se encuentra en línea en http://www.ascr.usda.gov/complaint_filing_cust.html, o en cualquier oficina del USDA, o escriba una carta dirigida al USDA e incluya en la carta toda la información solicitada en el formulario. Para solicitar una copia del formulario de denuncias, llame al (866) 632-9992. Envíe su formulario completado o su carta al USDA por los siguientes medios:

- (1) correo: U.S. Department of Agriculture,
Office of the Assistant Secretary for Civil Rights,
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;
- (2) fax: (202) 690-7442; o
- (3) correo electrónico: program.intake@usda.gov.

El Departamento de Agricultura de Estados Unidos (USDA) es un proveedor, empleador y prestador que ofrece igualdad de oportunidades.



Virginia Housing

Section 811 Project Rental Assistance

Tenant Selection Plan

The Section 811 Project Rental Assistance (811 PRA) program provides project-based rental assistance for extremely low-income persons with disabilities, ages 18-61 at move in. In FY 19, the Department of Housing and Urban Development (HUD) awarded Virginia Housing (VH) funding for 180 units of subsidy. These 180 units will be used to provide permanent, supportive, rental housing throughout Virginia.

VH, the grantee for Virginia, is partnered with the VA Department of Behavioral Health Developmental Services (DBHDS) to provide decent, safe, and sanitary rental housing through the use of rental assistance payments to owners with existing, new or rehabilitated multifamily properties. The subsidy payment will provide the owner with the difference between the tenant's portion of the rent and the approved unit rent.

Each locality will work through a single point of contact, the Referral Agents (RA) under DBHDS authority. The RA's will develop a network to include Local Lead Agencies (LLAs) and service providers within their locality to identify and refer eligible applicants to the supportive housing units as they become available through vacancy. The RA's will maintain the role of the LLA should the need arise. The Wait list Administrator (Virginia Housing) will maintain the wait list by priority status, and then the date and time the application is received as outlined in HUD Handbook 4350.3 REV-1. CHG 4.

OUTREACH

RA's and LLAs will provide information about the 811 PRA program opportunities and available housing to service providers in their authorized localities. Service providers will identify potential applicants within their caseloads currently residing in institutional settings and other non-community-based settings to gauge interest in the 811 program. The service provider will refer potential applicants to the LLA and/or RA, who will pre-screen applicants and place them on the wait list via the Wait List Administrator (VH) for referral when units become available. Applicants will be referred to properties when a vacancy occurs.

Every effort will be made to affirmatively market the 811 PRA program to those who potentially meet the program's eligibility criteria. Outreach will comply with VH's AFHMP to ensure that individuals least likely to apply are provided information about the 811 program. Interested applicants will be advised that all applications must be processed through the RA's and/or stakeholders working within their locality. To become an eligible stakeholder, each agency must contact their RA or LLA.

DBHDS and VH will monitor RA outreach activities and referrals. Monitoring will include evaluation of outreach efforts designed to include Limited English Proficiency (LEP) populations and the RA/LLA's referral and wait list systems to ensure all disability groups are fairly considered for the 811 PRA program. DBHDS and VH will also monitor the priority levels and waitlist management to ensure persons transitioning from institutions, the highest priority group, receive first consideration for 811 PRA housing.