

RANCHERO VILLAGE CO-OP, INC.  
POLICY STATEMENT FOR THE AGE REQUIREMENT  
FOR RESIDENTS/OCCUPANTS LIVING IN RANCHERO VILLAGE  
APRIL 18, 2019

- THE ISSUE:

The clarification for a consistent policy to be applied to all potential new Residents/Occupants for living in Rancho Village. Rancho Village is a 55+ Community consisting of Shareholder and Landlease Residents. There is a distinction between Residents/Occupants and Ownership.

- THE LEGISLATION ( QUOTING FROM THE LEGAL OPINION OBTAINED):

" the Housing for Older Persons Act of 1995 permits associations to operate housing specifically designated for persons over the age of 55, without violating the Fair Housing Act's prohibition on discrimination based on familial status. To qualify as Housing for Older Persons, the following requirements must be met:

- 1). 80% or more of the units must be occupied by at least one person over the age of 55;
- 2). The Association must publish and adhere to policies demonstrating an intent to provide housing for older persons;
- 3). The Association must engage in appropriate age verification procedures to ensure the minimum occupancy percentage; &
- 4). The Act does not permit the Association to prohibit ownership solely based on the age of the prospective owner, and therefore to deny a purchaser based solely on his or her underage status could violate the Fair Housing Act. Instead, the policy statement should relate to the age of the intended ( and current ) occupants of the units."

- THE POLICY STATEMENT:

" Rancho Village Co-op, Inc. will allow interested persons between 45-54 years of age to apply for Residency and upon management approval of all of the formal screening processes the applicant will be permitted to purchase a unit ( home ) within the community.

The Management Company will maintain records to assure the Co-op Board that the Community remains at or better than the 80-20 split of individual units. That means, each unit within the 80% limit of 55+ must have a least one person 55+ years of age. The remaining maximum

20% of community units may be occupied by Residents between the age of 45-54. In other words, units occupied by Residents 45-54 years of age will never be more than 20% of the community Unit Census. This policy will be advocated and promoted by the Rancho Village Administration Office and the Rancho Village Sales Office."

Motion by Ron Dennis . . . Seconded by Max Lutes: Unanimously Approved.

" The Policy Statement Outlined above be approved by this Co-op Board. "

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*Del Sledge  
President CO-OP  
4-28-19*