

**OK MOBILE HOME PARK
1401 N. MIDLAND BLVD
NAMPA IDAHO**

55+ COMMUNITY POLICY

January 1, 2019

OK Mobile Home Park is intended to be and is operated for occupancy by persons 55 years of age or older in accordance with the Housing for Older Persons Act of 1995 and the rules promulgated thereunder (“HOPA”).

While federal law generally prohibits housing discrimination based upon age, under HOPA, a community is exempt from this prohibition if it is intended to be and is operated for occupancy by persons 55 years of age or older, demonstrated by the fact that at least 80 percent of the occupied units are occupied by at least one person who is 55 years of age or older. Note that the requirement is that at least 80 percent of the occupied units be occupied by at least one person who is 55 years of age or older. Both residents occupying one unit need not be 55 years of age or older in order for the unit to be included in the 80 percent needed to satisfy HOPA.

Although we strive to maintain a community in which most are at least 55 years of age, a waiver of this requirement may be granted by the Park within its sole and absolute discretion. The Park must retain this discretion to ensure that HOPA’s 80 percent requirement is consistently maintained or, stated conversely, to ensure that no more than 20 percent of occupied units are occupied by persons under 55 years of age.

The Department of Housing and Urban Development, the federal agency which administers HOPA, “philosophically supports a compassionate community which has provisions allowing some flexibility where the exemption would not be destroyed by that flexibility”.¹ We concur with this philosophy. Thus, waivers may be considered where, for instance: a) an under-age person inherits a home; b) a disabled resident requires an under-age caregiver. These are merely examples, not an exhaustive list, as there are many circumstances where a waiver may be appropriate. And as stated, granting of such waivers remains within the Park’s discretion at all times.

If you have any questions concerning this policy, please submit them to Wilder Property Management in writing or via email (wilderpropertymanagement@gmail.com).

¹ Federal Register, 24 CFR Part 100, Implementation of the Housing for Older Persons Act of 1995.