

CERES GLEANN HOA
AGE VERIFICATION SURVEY RESULTS
SEPTEMBER 2021

The Housing for Older Persons Act (HOPA) was enacted by Congress, and signed into law, on December 28, 1995. HOPA requires age restricted communities, like Ceres Gleann, to take active measures to insure that they are actually enforcing their stated age restrictions. Verification surveys must be completed every other year and the subject communities must maintain a high level of compliance with their stated age restrictions. Specifically, 80% of all the homes within a community must include at least one owner/occupant who is at least 55 years of age.

The Ceres Gleann HOA completed its required age verification survey during the months of July and August 2021. Survey results are noted below:

133 Residential Units in Ceres Gleann HOA

HOMES OCCUPIED BY AT LEAST ONE 55+ OWNER

***121, As verified by Age Survey with homeowner self certification**

***10, As verified by third party certification (Michael Holland is third party certifier)**

Total 131

HOMES LACKING AGE VERIFICATION OF OWNER

***1, Rental property, not owner occupied**

***1, Rental property not occupied**

Total 2

PERCENTAGE OF HOMES OCCUPIED BY AT LEAST ONE 55+ OWNER: .98496%

Future Age Verification studies will be constructed from the baseline information underpinning this 2021 report. Data will be collected on incoming residents at the time of move in and a master list will be updated accordingly. Reports due in 2023, and subsequent years, will be the product of carried forward 2021 resident information as updated by the new resident move in data.

Submitted By:

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