Eastern Gardens Co-op
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CLARIFICATION NOTICE OF NEW MEMBER/RESIDENT SELECTION PLAN

October 31, 2017

TO ALL MEMBERS/SHAREHOLDERS:

In August, we sent out a notification regarding the new HUD approved Member/Resident Selection Plan for Section 8 units that can be found in our office. There have been some questions and concerns regarding the new plan and we would like to help clarify these questions and concerns.

There were some concerns that changes were made to the income levels in the new plan. Please note that there are no changes made with the classification of income from the old selection plan in force prior and the new selection plan as of August, 2017. The eligibility of new Section 8/subsidy Unit Members remains at "Very Low to Low", which can not exceed 50% of the area median income published by HUD annually. However, we have edited the plan to state "Very Low to Low", which cannot exceed 50% of the median income.

While this plan is generated for Section 8 units, HUD has confirmed that we are required to use the same guidelines for processing applications, waiting lists, and transfers to be sure we are being fair, consistent, and in compliance with all laws, HUD mortgage, and Regulatory agreements. However, the income level requirements for "market" or "non-subsidy" units remain at the "moderate" income level, which cannot exceed 120% of the median income. We have made this addition to the plan to help clarify the difference in income eligibility for subsidy vs. non-subsidy (market) units.

We will have an updated Member/Selection Plan for your review in our office and available during business hours. Please feel free to call our office with any questions or concerns you may have at (916) 489-1604.

Sincerely,

Eastern Gardens Management Team