

*Date Granted:* July 17, 2002.

*Reason Waived:* The Kansas City Multifamily Hub requested an age waiver for the subject project because the current occupancy level of eligible persons and families does not support successful operation of the projects. This waiver allows the project owner/management agent to rent units to persons between the ages of 55 and 62 years of age with or without disabilities, thus, allowing the owner flexibility in renting up these vacant units. This waiver is in effect for one year from date of approval.

*Contact:* Beverly J. Miller, Director, Office of Asset Management, Department of Housing and Urban Development, 451 Seventh Street, SW., Room 6160, Washington, DC 20410-7000; telephone: (202) 708-3730.

- *Regulation:* 24 CFR 891.410(c).

*Project/Activity:* Piney Grove Apartments, Jasper, AL; Project Number: 062-EE034.

*Nature of Requirement:* Section 891.410 relates to admission of families to projects for elderly or handicapped families that received reservations under section 202 of the Housing Act of 1959 and housing assistance under section 8 of the U.S. Housing Act of 1937. Section 891.410(c) limits occupancy to very low-income elderly persons; that is, households of one or more persons at least one of whom is 62 years of age at the time of initial occupancy.

*Granted by:* John C. Weicher, Assistant Secretary for Housing—Federal Housing Commissioner.

*Date Granted:* July 24, 2002.

*Reason Waived:* The Jacksonville Multifamily Hub requested permission to waive the age requirements of the subject project to alleviate the occupancy and financial problems at property. The owner/management agent pointed to the income limits in the area as a "root cause" of their problem, stating that many of the elderly applicants fall within the "low-income" limits but do not fall within the "very low-income" bracket. Providing for a waiver of the elderly, handicapped, and very low-income requirements allows the owner to rent to persons 55 years and older and low-income applicants. If the waiver had not been granted, the owner would not have had the flexibility to offer units to persons 55 years and older or low-income applicants, and therefore, would not be able to maintain full occupancy and the project would fail. This waiver is in effect for one year from date of approval.

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Department of Housing and Urban Development, 451 Seventh Street, SW., Room 6160, Washington, DC 20410-7000; telephone: (202) 708-3730.

- *Regulation:* 24 CFR 891.410(c).

*Project/Activity:* Main Creek Villa, Conrath, WI; Project Number: 075-EE071.

*Nature of Requirement:* Section 891.410 relates to admission of families to projects for elderly or handicapped families that received reservations under section 202 of the Housing Act of 1959 and housing assistance under section 8 of the U.S. Housing Act of 1937. Section 891.410(c) limits occupancy to very low-income elderly persons; that is, households of one or more persons at least one of whom is 62 years of age at the time of initial occupancy.

*Granted by:* John C. Weicher, Assistant Secretary for Housing—Federal Housing Commissioner.

*Date Granted:* September 16, 2002.

*Reason Waived:* The Minneapolis-St. Paul Multifamily Hub requested waiver of the age and income requirements for the subject property. The owner/management agent of the subject project requested permission to waive the elderly and low-income requirements to alleviate the current occupancy and financial problems at the property. The property will be allowed to rent to the non-elderly between the ages of 55 and 62 years and allow the applicants to meet the low-income eligibility requirements. Providing for a waiver to the elderly and low-income restrictions allows the owner additional flexibility to rent vacant units. The owner will have the flexibility to offer units to the non-elderly, low-income applicants, and therefore, will be able to achieve full occupancy and the project will not fail. This waiver is effective for one year from date of approval.

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- *Regulation:* 24 CFR 891.410(c).

*Project/Activity:* Lincoln Unity Apartments, West Hamlin, WV; Project Number: 045-EH098.

*Nature of Requirement:* Section 891.410 relates to admission of families to projects for elderly or handicapped families that received reservations under section 202 of the Housing Act of 1959 and housing assistance under section 8 of the U.S. Housing Act of 1937. Section 891.410(c) limits occupancy to very low-income elderly persons; that is, households of one or

more persons at least one of whom is 62 years of age at the time of initial occupancy.

*Granted by:* John C. Weicher, Assistant Secretary for Housing—Federal Housing Commissioner.

*Date Granted:* September 20, 2002.

*Reason Waived:* The Charleston Multifamily Program Center requested indefinite waiver of the elderly and very low-income requirements for the subject property until it reaches 97 percent occupancy. The owner/management agent of the subject project requested permission to waive the elderly and low-income requirements to alleviate the current occupancy problem at the property. The property is located in West Hamlin, West Virginia, and currently has 79 percent occupancy. The market is "soft" in this area and the potential market for persons between the ages of 55 and 62 is good. The property will be allowed to rent to the non-elderly between the ages of 55 and 62 years with or without disabilities, and allow the applicants or families to meet the low-income eligibility requirements. Providing for a waiver to the elderly and low-income restrictions allows the owner additional flexibility to rent vacant units. The owner will have the flexibility to offer units to the non-elderly, low-income, disabled, and handicapped applicants, and therefore, will be able to achieve full occupancy and the project will not fail. This waiver is effective for one year from date of approval.

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- *Regulation:* 24 CFR 891.410(c).

*Project/Activity:* Wild Goose Landing Apartments, Oakfield, WI; Project Number: 075-EE051/NP/WAH/L8.

*Nature of Requirement:* Section 891.410 relates to admission of families to projects for elderly or handicapped families that received reservations under section 202 of the Housing Act of 1959 and housing assistance under section 8 of the U.S. Housing Act of 1937. Section 891.410(c) limits occupancy to very low-income elderly persons; that is, households of one or more persons at least one of whom is 62 years of age at the time of initial occupancy.

*Granted by:* John C. Weicher, Assistant Secretary for Housing—Federal Housing Commissioner.

*Date Granted:* September 30, 2002.

*Reason Waived:* The Minneapolis-St. Paul Multifamily Hub requested a