

Granted By: John C. Weicher, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: June 16, 2003.

Reason Waived: The regulation was waived since the front money escrow is so large, the insured proceeds would not be disbursed for several months after initial endorsement, resulting in payment of extension fees to the investors who purchased GNMA mortgage-backed securities. Providing a waiver of 24 CFR 200.54(a) permitted the Denver Multifamily Hub to approve a pro-rata disbursement of front money and mortgage proceeds, thereby allowing the mortgagee not to pay GNMA extension fees.

Contact: Michael McCullough, Director, Office of Multifamily Development, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410-8000; telephone: (202) 708-1142.

• *Regulation:* 24 CFR 200.54(a).

Project/Activity: Montclare Apartments, Phase II, Chicago, IL, Project Number: 071-35725.

Nature of Requirement: Section 200.54(a) establishes the procedures for a pro-rata disbursement of the mortgagor's front money escrow funds and FHA-insured proceeds for the subject property.

Granted By: John C. Weicher, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: June 25, 2003.

Reason Waived: The regulation was waived since the front money escrow is so large, the insured proceeds would not be disbursed for several months after initial endorsement, resulting in payment of extension fees to the investors who purchased GNMA mortgage-backed securities. Providing a waiver of 24 CFR 200.54(a) permitted the Chicago Multifamily Hub to approve a pro-rata disbursement of front money and mortgage proceeds, thereby allowing the mortgagee not to pay GNMA extension fees.

Contact: Michael McCullough, Director, Office of Multifamily Development, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410-8000; telephone: (202) 708-1142.

• *Regulation:* 24 CFR 234.1(a).

Project/Activity: Airport Road Townhomes, Snohomish County, WA.

Nature of Requirement: Section 203.43f of HUD's regulations sets forth the eligibility criteria for mortgages covering manufactured homes. Section 234 of HUD's regulations sets forth the eligibility requirements for insurance of individual units in a condominium project. Section 234.1(a) incorporates by

reference various provisions of 24 CFR part 203 Subpart A, of the regulations concerning the eligibility requirements of mortgages covering one-to-four-family dwellings under Section 203 of the National Housing Act. Section 234.1(a) also lists specific provisions that are not applicable to mortgages insured under Section 234. Section 203.43f, related to the insurance of mortgages on manufactured homes, is one of the exclusions listed under section 234.1(a).

Granted By: John C. Weicher, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: May 2, 2003.

Reason Waived: Among the primary reasons manufactured homes were initially excluded from eligibility for mortgage insurance as part of condominium projects were concerns about the durability of individual homes and the product's inconsistency with traditional configurations of the early condominium projects (typically garden or high-rise construction). The homes to be developed at Airport Road Townhomes have undergone extensive engineering analyses, first to comply with the Federal Manufactured Home Construction and Safety Standards and then to obtain HUD approval of an Alternate Construction request, which was granted to the manufacturer on December 11, 2000. With the current state of the art and the extensive engineering review, concerns about the durability of this product is minimal.

Contact: Vance T. Morris, Director, Office of Single Family Program Development, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410-8000; telephone: (202) 708-2121.

• *Regulation:* 24 CFR 401.600.

Project/Activity: The following projects requested waivers to the 12-month limit at above-market rents (24 CFR 491.600):

FHA No.	Project name	State
01257205	Dean North Apartments.	NY
01235484	Meadowbrook Farms (aka New Paltz).	NY
01257202	New West 111th Street Phase II.	NY
01257142	Noonan Plaza	NY
08435134	Springview Gardens ..	MO
01257159	Sutter Houses	NY
07135524	West End Rehab	IL

Nature of Requirement: Section 401.600 requires that projects be marked down to market rents within 12 months of their first expiration date after January 1, 1998. The intent of this provision is to ensure timely processing of requests for restructuring, and that

the properties will not default on their FHA-insured mortgages during the restructuring process.

Granted By: John C. Weicher, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: April 16, 2003.

Reason Waived: The projects listed above were not assigned to the participating administrative entities (PAEs) in a timely manner or for which the restructuring analysis was unavoidably delayed due to no fault of the owner.

Contact: Norman Dailey, Office of Multifamily Housing Assistance Restructuring, Department of Housing and Urban Development, Portals Building, Suite 400, 1280 Maryland Avenue, SW., Washington, DC 20410-8000; telephone: (202) 708-3856.

• *Regulation:* 24 CFR 401.600.

Project/Activity: The following projects requested waivers to the 12-month limit at above-market rents (24 CFR 491.600):

FHA No.	Project name	State
8335339	Town House Apartments.	KY
13635643	Valley Heights	CA
06135371	Edgewood Housing II	GA
07335448	The Crossings II Apartments.	IN
10235164	Tumbleweed Apartments.	KS
08335274	Pride Terrace Apartments.	KY
05235600	Franklin Center	MD
01335109	Ninth Street NSA II	NY
01257162	Pennsylvania Avenue Apartments.	NY
01257180	Union Gardens I	NY
04235343	Bay Meadows Apartments.	OH
04235345	Little Bark View	OH
11835102	McAlester Plaza	OK
05635094	Vistas De Jagueyes ...	PR
08735116	Village Apartments	TN

Nature of Requirement: Section 401.600 requires that projects be marked down to market rents within 12 months of their first expiration date after January 1, 1998. The intent of this provision is to ensure timely processing of requests for restructuring, and that the properties will not default on their FHA-insured mortgages during the restructuring process.

Granted By: John C. Weicher, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: May 20, 2003.

Reason Waived: The projects listed above were not assigned to the participating administrative entities (PAEs) in a timely manner or for which the restructuring analysis was unavoidably delayed due to no fault of the owner.