

Total Estimated Burden Hours: 16,296
Status: Reinstatement with changes
Contact: Barbara Hunter, HUD, (202) 708-3944; Joseph F. Lackey, Jr., OMB, (202) 395-7316.

Dated: June 11, 1995.

[FR Doc. 95-16337 Filed 7-3-95; 8:45 am]

BILLING CODE 4210-01-M

Office of the Assistant Secretary for Housing-Federal Housing Commissioner

[Docket No. N-95-3785; FR-3724-N-03]

Interest Rate for the Section 235(r) Mortgage Insurance Program

AGENCY: Office of the Assistant Secretary for Housing-Federal Housing Commissioner, HUD.

ACTION: Notice of decrease in interest rate.

SUMMARY: This notice announces a change in the maximum interest rate for mortgages to be insured under section 235(r) of the National Housing Act. The section 235(r) maximum interest rate is to be determined by the Secretary of HUD and published in the **Federal Register**. Mortgage market conditions now dictate that the Secretary decrease the section 235(r) maximum rate from 9.00 percent to 8.50 percent. There is no change being made in the maximum margin of additional percentage points that may be added to the maximum rate if the established conditions are met. Therefore, the maximum for the premium section 235(r) interest rate will be 10.00 percent (8.50 percent for the rate of interest and 1.50 percent for the margin of additional percentage points).

EFFECTIVE DATE: July 5, 1995.

FOR FURTHER INFORMATION CONTACT:

John N. Dickie, Director, Program Evaluation Division, Room B-133, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410; telephone (202) 755-7470, Ext. 117; (TDD) (202) 708-4594. (These are not toll-free numbers.)

SUPPLEMENTARY INFORMATION: Section 235(r) of the National Housing Act (12 U.S.C. 1715z) authorizes the Secretary to insure mortgages that refinance existing mortgages insured under section 235. The purpose of the program is to reduce the interest rate insured and assisted under section 235 in order that the assistance payments the Department pays on behalf of mortgagors may be reduced. The regulations implementing the program are contained in subpart H of 24 CFR part 235—refinancing of mortgages under section 235(r).

The interest rate for these loans is set by the Secretary and published in the **Federal Register** as authorized by 24 CFR 235.1202(b)(3). The previous section 235(r) interest rate of 9.00 percent was published in the **Federal Register** on February 16, 1995 (60 FR 9043). The Department has determined that market conditions dictate a change in the section 235(r) interest rate. The change will take effect on the date of publication of this notice.

The most recent HUD survey of Mortgage Market conditions (i.e., Secondary Market Prices and Yields), an OMB-designated Principal Federal Indicator, found that the dominant national FHA rate being quoted to potential homebuyers for "lock-in" commitments of 60 days or more was 8.50 percent on April 1, 1995, with an average of .62 points, and an effective interest rate of 8.59 percent.

Most FHA mortgages are funded in the GNMA mortgage-backed securities market. There is a 50 basis point spread between FHA contract interest rates and GNMA coupon rates (this covers the GNMA guarantee fee and servicing cost). On May 3, 1995, the GNMA 7.50 percent coupon securities (8.00 percent FHA loans) were priced at about 2 points discount. On the other hand, the GNMA 8.00 percent security (8.50 percent FHA loans) was trading in the two-month forward market at around par, while the 8.50 percent GNMA coupons (9.00 percent FHA mortgages) traded at about 2 points over par (i.e., premium).

Adjusting the section 235(r) rate to 8.50 percent will bring this rate back into line with the rest of the FHA current production loans. Therefore, the maximum rate for section 235(r) mortgages is 8.50 percent beginning with the publication date of this notice. The maximum margin of additional percentage points that may be added to the maximum rate under 24 CFR 235.1202(b)(3)(i)(B) will remain at 1.50 percent.

The subject matter of this notice is categorically excluded from HUD's environmental clearance procedures, in accordance with 24 CFR 50.20(l). For that reason, no environmental finding has been prepared for this notice.

Dated: May 22, 1995.

Nicolas P. Retsinas,

Assistant Secretary for Housing—Federal Housing Commissioner.

[FR Doc. 95-16335 Filed 7-3-95; 8:45 am]

BILLING CODE 4210-27-P

Office of the Secretary

[Docket No. N-95-3892; FR-3864-N-03]

Regulatory Waiver Requests Granted

AGENCY: Office of the Secretary, HUD.

ACTION: Public notice of the granting of regulatory waivers. Request: January 1, 1995 through March 31, 1995.

SUMMARY: Under the Department of Housing and Urban Development Reform Act of 1989 (Reform Act), the Department (HUD) is required to make public all approval actions taken on waivers of regulations. This notice is the seventeenth such notice being published on a quarterly basis, providing notification of waivers granted during the preceding reporting period. The purpose of this notice is to comply with the requirements of section 106 of the Reform Act.

FOR FURTHER INFORMATION CONTACT: For general information about this Notice, contact Camille E. Acevedo, Assistant General Counsel for Regulations, Room 10276, Department of Housing and Urban Development, 451 Seventh Street, SW, Washington, DC 20410; telephone 202-708-3055; TDD: (202) 708-3259. (These are not toll-free numbers.) For information concerning a particular waiver action, about which public notice is provided in this document, contact the person whose name and address is set out, for the particular item, in the accompanying list of waiver-grant actions.

SUPPLEMENTARY INFORMATION: As part of the Housing and Urban Development Reform Act of 1989, the Congress adopted, at HUD's request, legislation to limit and control the granting of regulatory waivers by the Department. Section 106 of the Act (Section 7(q)(3)) of the Department of Housing and Urban Development Act, 42 U.S.C. 3535(q)(3), provides that:

1. Any waiver of a regulation must be in writing and must specify the grounds for approving the waiver;

2. Authority to approve a waiver of a regulation may be delegated by the Secretary only to an individual of Assistant Secretary rank or equivalent rank, and the person to whom authority to waive is delegated must also have authority to issue the particular regulation to be waived;

3. Not less than quarterly, the Secretary must notify the public of all waivers of regulations that the Department has approved, by publishing a Notice in the **Federal Register**. These Notices (each covering the period since the most recent previous notification) shall:

- a. Identify the project, activity, or undertaking involved;
- b. Describe the nature of the provision waived, and the designation of the provision;
- c. Indicate the name and title of the person who granted the waiver request;
- d. Describe briefly the grounds for approval of the request;
- e. State how additional information about a particular waiver grant action may be obtained.

Section 106 also contains requirements applicable to waivers of HUD handbook provisions that are not relevant to the purposes of today's document.

Today's document follows publication of HUD's Statement of Policy on Waiver of Regulations and Directives Issued by HUD (56 FR 16337, April 22, 1991). This is the seventeenth Notice of its kind to be published under Section 106. It updates HUD's waiver-grant activity from January 1, 1995 through March 31, 1995. It also includes waiver-grant activity that was inadvertently omitted from the Department's notice covering the period from October 1, 1994 and December 31, 1994. In approximately three months, the Department will publish a similar Notice, providing information about waiver-grant activity for the period from April 1, 1995 through June 30, 1995.

For ease of reference, waiver requests grant by departmental officials authorized to grant waivers are listed in a sequence keyed to the section number of the HUD regulation involved in the waiver action. For example, a waiver-grant action involving exercise of authority under 24 CFR 24.200 (involving the waiver of a provision in part 24) would come early in the sequence, while waivers in the Section 8 and Section 202 programs (24 CFR Chapter VIII) would be among the last matters listed. Where more than one regulatory provision is involved in the grant of a particular waiver request, the action is listed under the section number of the first regulatory requirement in Title 24 that is being waived as part of the waiver-grant action. (For example, a waiver of both § 811.105(b) and § 811.107(a) would appear sequentially in the listing under § 811.105(b).) Waiver-grant actions involving the same initial regulatory citation are in time sequence beginning with the earliest-dated waiver grant action.

Should the Department receive additional reports of waiver actions taken during the period covered by this report before the next report is published, the next updated report will include these earlier actions, as well as

those that occur between April 1, 1995 through June 30, 1995.

Accordingly, information about approved waiver requests pertaining to regulations of the Department is provided in the Appendix that follows this Notice.

Dated: June 20, 1995.

Henry G. Cisneros,
Secretary.

Appendix—Listing of Waivers of Regulatory Requirements Granted by Officers of the Department of Housing and Urban Development January 1, 1995 Through March 31, 1995

Note to Reader: The person to be contacted for additional information about these waiver-grant items in this listing is: Mr. James B. Mitchell, Director, Financial Services Division, U.S. Department of Housing and Urban Development, 470 L'Enfant Plaza East, Suite 3119, Washington, DC 20024, Phone: (202) 755-7450 x125.

Regulation: 24 CFR 811.107(a)(2), 811.107(b), 811.108(A)(1), 811.108(a)(3), 811.114(b)(3), 811.114(d), 811.115(b).

Project/Activity: The Louisville (Kentucky) Housing Assistance Corporation refunding of bonds which financed a Section 8 assisted project, Phoenix Hill Plaza Apartments.

Nature of Requirement: The Regulations set conditions under which HUD may grant a Section 11(b) letter of exemption of multifamily housing revenue bonds from Federal income taxation and authorize call of debentures prior to maturity.

Granted by: Nicolas P. Retsinas, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: January 31, 1995.

Reasons Waived: The part 811 regulations cited above were intended for original bond financing transactions and do not fit the terms of refunding transactions. To credit enhance refunding bonds not fully secured by the FHA mortgage amount, HUD also agrees not to exercise its option under 24 CFR 207.259(e) to call debentures prior to maturity. This refunding proposal was approved by HUD on January 17, 1995. Refunding bonds have been priced to an average yield of 6.94%. The tax-exempt refunding bond issue of \$1,345,000 at current low-interest rates will save Section 8 subsidy. The Treasury also gains long-term tax revenue benefits through replacement of outstanding tax-exempt coupons of 11.7% at the call date with tax-exempt bonds at a substantially lower interest rate. The refunding will also substantially reduce the FHA mortgage interest rate at expiration of the HAP contract from 12% to 7.98%, thus reducing FHA mortgage insurance risk. The refunding serves the important public purposes of reducing HUD's Section 8 program costs, improving Treasury tax revenues (helping reduce the budget deficit), and increasing the likelihood that the projects will continue to provide housing for low-income families after subsidies expire, a priority HUD objective.

2. Regulation: 24 CFR 811.107(a)(2), 811.107(b), 811.108(a)(1), 811.108(a)(3), 811.114(b)(3), 811.114(d), 811.115(b).

Project/Activity: The Phoenix Housing Finance Corporation refunding of bonds which financed three Section 8 assisted projects, Filmore I, Hacienda del Rio, and Paradise Shadows Apartments.

Nature of Requirement: The Regulations set conditions under which HUD may grant a Section 11(b) letter of exemption of multifamily housing revenue bonds from Federal income taxation and authorize call of debentures prior to maturity.

Granted by: Nicolas P. Retsinas, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: February 13, 1995.

Reasons Waived: The part 811 regulations cited above were intended for original bond financing transactions and do not fit the terms of refunding transactions. To credit enhance refunding bonds not fully secured by the FHA mortgage amount, HUD also agrees not to exercise its option under 24 CFR 207.259(e) to call debentures prior to maturity. This refunding proposal was approved by HUD on January 25, 1995. Refunding bonds have been priced to an average yield of 6.98%. The tax-exempt refunding bond issue of \$7,700,000 at current low-interest rates will save Section 8 subsidy. The Treasury also gains long-term tax revenue benefits through replacement of outstanding tax-exempt coupons of 10.75% at the call date in 1995 with tax-exempt bonds at a substantially lower interest rates. The refunding will also substantially reduce the FHA mortgage interest rates at expiration of the HAP contract, from 11.6 and 10.75% to 7.75%, thus reducing FHA mortgage insurance risk. The refunding serves the important public purposes of reducing HUD's Section 8 program costs, improving Treasury tax revenues (helping reduce the budget deficit), and increasing the likelihood that projects will continue to provide housing for low-income families after subsidies expire, a priority HUD objective.

3. Regulation: 24 CFR 811.107(a)(2), 811.108(a)(3), 811.114(b)(3), 811.114(d), 811.115(b).

Project/Activity: Mechanicville, New York HDC refunding of bonds which financed a Section 8 assisted project, Mechanicville Elderly Project Apartments (FHA No. 013-35100).

Nature of Requirement: The Regulations set conditions under which HUD may grant a Section 11(b) letter of exemption of multifamily housing revenue bonds from Federal income taxation.

Granted by: Nicolas P. Retsinas, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: February 27, 1995.

Reasons Waived: The part 811 regulations cited above were intended for original bond financing transactions and do not fit the terms of refunding transactions. This refunding proposal was approved by HUD on February 22, 1995. Refunding bonds have been priced to an average yield of 6.90%. The tax-exempt refunding bond issue of \$3,425,000 at current low-interest rates will save Section 8 subsidy. The Treasury also gains long-term tax revenue benefits through replacement of outstanding tax-exempt coupons of 9.5%–10.4% at the call date with

lower yield tax-exempt bonds. The refunding will also substantially reduce the FHA mortgage interest rate at expiration of the HAP contract from 10.73% to 7.3%, thus reducing FHA mortgage insurance risk. The refunding serves the important public purposes of reducing HUD's Section 8 program costs, improving Treasury tax revenues, (helping reduce the budget deficit), and increasing the likelihood that the projects will continue to provide housing for low-income families after subsidies expire, a priority HUD objective.

4. Regulation: 24 CFR 811.107(a)(2), 811.107(b), 811.108(a)(1), 811.108(a)(3), 811.114(b)(3), 811.114(d), and 811.115(b).

Project/Activity: The Ohio Capital Corporation for Housing refunding of bonds which financed a Section 8 assisted project, Eastland Wood Apartments, FHA No. 042-35336.

Nature of Requirement: The Regulations set conditions under which HUD may grant a Section 11(b) letter of exemption of multifamily housing revenue bonds from Federal income taxation and authorize call of debentures prior to maturity.

Granted by: Nicolas P. Retsinas, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: February 27, 1995.

Reasons Waived: The part 811 regulations cited above were intended for original bond financing transactions and do not fit the terms of refunding transactions. To credit enhance refunding bonds not fully secured by the FHA mortgage amount, HUD also agrees not to exercise its option under 24 CFR Section 207.259(e) to call debentures prior to maturity. This refunding proposal was approved by HUD on February 22, 1995. Refunding bonds have been priced to an average yield of 6.45%. The tax-exempt refunding bond issue of \$5,485,000 at current low-interest rates will save Section 8 subsidy. The Treasury also gains long-term tax revenue benefits through replacement of outstanding tax-exempt coupons of 9% at the call date in 1995 with tax-exempt bonds at a substantially lower interest rate. The refunding will also substantially reduce the FHA mortgage interest rates at expiration of the HAP contract, from 9 to 6.85%, thus reducing FHA mortgage insurance risk. The refunding serves the important public purposes of reducing HUD's Section 8 program costs, improving Treasury tax revenues (helping reduce the budget deficit), and increasing the likelihood that projects will continue to provide housing for low-income families after subsidies expire, a priority HUD objective.

5. Regulation: 24 CFR Sections 811.107(a)(2), 811.107(b), 811.108(a)(1), 811.108(a)(3), 811.114(b)(3), 811.114(d), and 811.115(b).

Project/Activity: The Ohio Capital Corporation for Housing refunding of bonds which financed a Section 8 assisted project, the Westview Apartments, FHA No. 042-35266.

Nature of Requirement: The Regulations set conditions under which HUD may grant a Section 11(b) letter of exemption of multifamily housing revenue bonds from Federal income taxation and authorize call of debentures prior to maturity.

Granted by: Nicolas P. Retsinas, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: March 14, 1995.

Reasons Waived: The part 811 regulations cited above were intended for original bond financing transactions and do not fit the terms of refunding transactions. To credit enhance refunding bonds not fully secured by the FHA mortgage amount, HUD also agrees not to exercise its option under 24 CFR Section 207.259(e) to call debentures prior to maturity. This refunding proposal was approved by HUD on February 8, 1995. Refunding bonds have been priced to an average yield of 6.19%. The tax-exempt refunding bond issue of \$4,680,000 at current low-interest rates will save Section 8 subsidy. The Treasury also gains long-term tax revenue benefits through replacement of outstanding tax-exempt coupons of 10.3% at the call date in 1995 with tax-exempt bonds at a substantially lower interest rate. The refunding will also substantially reduce the FHA mortgage interest rates at expiration of the HAP contract, from 10.5% to 6.55%, thus reducing FHA mortgage insurance risk. The refunding serves the important public purposes of reducing HUD's Section 8 program costs, improving Treasury tax revenues (helping reduce the budget deficit), and increasing the likelihood that projects will continue to provide housing for low-income families after subsidies expire, a priority HUD objective.

6. Regulation: 24 CFR 811.107(a)(2), 811.107(b), 811.108(a)(1), 811.108(a)(3), 811.114(b)(3), 811.114(d), and 811.115(b).

Project/Activity: The Ohio Capital Corporation for Housing refunding of bonds which financed a Section 8 assisted project, the Springhill Homes Apartments, FHA No. 042-35391.

Nature of Requirement: The Regulations set conditions under which HUD may grant a Section 11(b) letter of exemption of multifamily housing revenue bonds from Federal income taxation and authorize call of debentures prior to maturity.

Granted by: Nicolas P. Retsinas, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: March 28, 1995.

Reasons Waived: The part 811 regulations cited above were intended for original bond financing transactions and do not fit the terms of refunding transactions. To credit enhance refunding bonds not fully secured by the FHA mortgage amount, HUD also agrees not to exercise its option under 24 CFR Section 207.259(e) to call debentures prior to maturity. This refunding proposal was approved by HUD on February 23, 1995. Refunding bonds have been priced to an average yield of 6.44%. The tax-exempt refunding bond issue of \$1,630,000 at current low-interest rates will save Section 8 subsidy. The Treasury also gains long-term tax revenue benefits through replacement of outstanding tax-exempt coupons of 11.78% at the call date in 1995 with tax-exempt bonds at a substantially lower interest rate. The refunding will also substantially reduce the FHA mortgage interest rates at expiration of the HAP contract, from 12% to 6.75%, thus reducing FHA mortgage insurance risk.

The refunding serves the important public purposes of reducing HUD's Section 8 program costs, improving Treasury tax revenues (helping reduce the budget deficit), and increasing the likelihood that projects will continue to provide housing for low-income families after subsidies expire, a priority HUD objective.

7. Regulation: 24 CFR 811.114(d), 811.115(b), 811.117.

Project/Activity: The District of Columbia HFA refunding of bonds which financed a Section 8 assisted project, the Oak Street Apartments (FHA No. 000-35230).

Nature of Requirement: The Regulations set conditions under which HUD may grant a Section 11(b) letter of exemption of multifamily housing revenue bonds from Federal income taxation.

Granted by: Nicolas P. Retsinas, Assistant Secretary for Housing-Federal Housing Commissioner.

Date Granted: January 30, 1995.

Reasons Waived: The part 811 regulations cited above were intended for original bond financing transactions and do not fit the terms of refunding transactions under Section 103 of the Tax Code. This refunding proposal was approved by HUD on September 29, 1994. Refunding bonds have been priced to an average yield of 7.17%. The tax-exempt refunding bond issue of \$1,865,000 at current low-interest rates will save Section 8 subsidy and substantially reduce the original mortgage interest rate of 10.5%. The Treasury also gains long-term tax revenue benefits through replacement of outstanding tax-exempt coupons of 10.5% at the call date with tax-exempt bonds at a substantially lower interest rate. The refunding serves the important public purposes of reducing HUD's Section 8 program costs, improving Treasury tax revenues (helping reduce the budget deficit), and increasing the likelihood that projects will continue to provide housing for low-income families after subsidies expire, a priority HUD objective.

Note to Reader: The person to be contacted for additional information about these waiver-grant items in this listing is: Debbie Ann Wills, Field Management Officer, U.S. Department of Housing & Urban Development, Office of Community Planning and Development, 451 7th Street SW., Washington, DC 20410-7000, Telephone: (202) 708-2565.

8. Regulation: 24 CFR 51.102(a)(2).

Project/Activity: Salvation Army's Harbor Light Center is requesting a waiver of 24 CFR 51.102(a)(2) which requires that a project exposed to unacceptable noise levels complete an Environmental Impact Statement (EIS).

Nature of Requirement: Under the regulations a locality must complete an EIS if a project is exposed to unacceptable noise levels.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: January 18, 1995.

Reasons Waived: It was determined that the project met the requirements of § 51.104(b)(2) of the noise regulation in that noise was the only environmental issue.

9. Regulation: 24 CFR 92.205(c).

Project/Activity: Lake County, Illinois requested a waiver to permit rehabilitation which utilizes HOME funds, to pay for flood and wind damage to four rental properties within its jurisdiction. Costs for work on each unit totaled less than \$1,000.

Nature of Requirement: Section 92.205(c) provides that rehabilitation assisted with HOME funds cost, at a minimum, \$1,000 per unit.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: January 18, 1995.

Reasons Waived: The waiver was granted, for good cause, to aid in Lake County's disaster recovery effort.

10. Regulation: 24 CFR 92.222(b).

Project/Activity: The City of Milwaukee requested that the match reduction made because the area was declared a natural disaster area be extended for Fiscal 1995.

Nature of Requirement: Under the HOME Program, each participating jurisdiction must match its allocation of HOME Program funds. Jurisdictions designated federal "natural disaster areas" are given relief from the match requirements for one year.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: January 17, 1995.

Reasons Waived: To relieve the jurisdiction of coming up with matching funds that would delay the use of HOME funds in an emergency situation.

11. Regulation: 24 CFR 92.222(b).

Project/Activity: The City of St. Joseph, Missouri requested that the match reduction made because the area was declared a natural disaster area be extended for Fiscal 1995.

Nature of Requirement: Under the HOME Program, each participating jurisdiction must match its allocation of HOME Program funds. Jurisdictions designated federal "natural disaster areas" are given relief from the match requirements for one year.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: February 13, 1995.

Reasons Waived: To relieve the jurisdiction of coming up with matching funds that would delay the use of HOME funds in an emergency situation.

12. Regulation: 24 CFR 92.222(b).

Project/Activity: The County of St. Louis, Missouri requested that the match reduction made because the area was declared a natural disaster area be extended for Fiscal 1995.

Nature of Requirement: Under the HOME Program, each participating jurisdiction must match its allocation of HOME Program funds. Jurisdictions designated federal "natural disaster areas" are given relief from the match requirements for one year.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: March 7, 1995.

Reasons Waived: To relieve the jurisdiction of coming up with matching funds that would delay the use of HOME funds in an emergency situation.

13. Regulation: 24 CFR 92.222(b).

Project/Activity: The Cities of Davenport, Iowa and Lincoln, Nebraska, and the State of Iowa all requested that the match reduction made because the areas were declared natural disaster areas be extended for Fiscal 1995.

Nature of Requirement: Under the HOME Program, each participating jurisdiction must match its allocation of HOME Program funds. Jurisdictions designated federal "natural disaster areas" are given relief from the match requirements for one year.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: March 16, 1995.

Reasons Waived: To relieve the jurisdictions from coming up with matching funds that would delay the use of HOME funds in emergency situations.

14. Regulation: 24 CFR 92.254.

Project/Activity: State of California, Santa Cruz County requested a waiver of 24 CFR 92.254 which limits the value of homes purchased using HOME funds.

Nature of Requirement: The HOME regulations at 24 CFR 92.254 state that for housing to qualify as affordable housing for homeownership, its purchase price and/or after rehabilitation value cannot exceed 95 percent of the median purchase price for single family housing for the jurisdiction as determined by HUD. If the jurisdiction believes the limits determined by HUD do not accurately reflect 95 percent of the median purchase price, the regulation provides that it may appeal the limits in accordance with 24 CFR 203.18(b).

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: January 12, 1995.

Reasons Waived: The HUD Field Office presented data for single family home sales that was determined by the Assistant Secretary to be a reasonable and accurate representation of local market conditions and, therefore, the HOME purchase price/value limits were revised upward for Santa Cruz County.

15. Regulation: 24 CFR 92.254.

Project/Activity: State of California, Napa County requested a waiver of 24 CFR 92.254 which limits the value of homes purchased using HOME funds.

Nature of Requirement: The HOME regulations at 24 CFR 92.254 state that for housing to qualify as affordable housing for homeownership, its purchase price and/or after rehabilitation value cannot exceed 95 percent of the median purchase price for single family housing for the jurisdiction as determined by HUD. If the jurisdiction believes the limits determined by HUD do not accurately reflect 95 percent of the median purchase price, the regulation provides that it may appeal the limits in accordance with 24 CFR 203.18(b).

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: March 20, 1995.

Reasons Waived: The HUD Field Office presented data for single family home sales that was determined by the Assistant Secretary to be a reasonable and accurate representation of local market conditions

and, therefore, the HOME purchase price/value limits were revised upward for Napa County.

16. Regulation: 24 CFR 92.254(c)(1)&(3) & 92.252(e)(1)(3).

Project/Activity: Iowa City, Iowa is requesting a waiver of 24 CFR 92.254(c)(1)&(3) & 92.252(e)(1)(3) to permit one of its community housing development organizations (CHDOs) to use HOME funds to acquire three additional manufactured housing units for its transitional housing programs.

Nature of Requirement: The HOME regulations require that manufactured housing units be situated on a permanent foundation and be located on land that is held in a fee-simple title, land-trust, or long term ground lease with a term at least equal to the affordability period.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: January 31, 1995.

Reasons Waived: The regulations were waived to allow the City to provide needed additional transitional housing at a lower cost.

17. Regulation: 24 CFR 92.258.

Project/Activity: The City of Pueblo, Colorado requested a waiver of 24 CFR 92.258 of the HOME regulations to waive the 30 year affordability period for low-income homebuyers receiving HOME assistance.

Nature of Requirement: 24 CFR 92.258 provides a limitation on the use of HOME funds with FHA mortgage insurance for a period of time equal to the term of the HUD insured mortgage.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: January 31, 1995.

Reasons Waived: The application of § 92.258 of the HOME regulations to the City's program would create an undue hardship for the City and its potential homeowners, and adversely affect the purposes of the Act.

18. Regulation: 24 CFR 291.400.

Project/Activity: A not for profit agency requested a waiver of the 24 month residency for two tenants in a single family property leased under the single family property disposition homeless program.

Nature of Requirement: The regulations at § 291.400 prohibit a non-profit organization or a community participating in the Single Family Property Disposition Leasing Program from extending a lease to the same tenant for a period beyond 24 months.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: January 31, 1995

Reasons waived: The waiver will give a non-profit ten months to purchase the building it is currently leasing.

19. Regulation: 24 CFR 291.400

19. Project/Activity: The Anoka County Community Action Program requested a waiver of the 24 month residency for a tenant in a single family property leased under the single family property disposition homeless program.

Nature of requirement: The regulations at 24 CFR 291.400 prohibit a non-profit

organization or a community participating in the Single Family Property Disposition Leasing Program from extending a lease to the same tenant for a period beyond 24 months.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development

Date Granted: February 28, 1995.

Reasons Waived: The waiver will allow a formerly homeless family more time to find permanent housing.

20. Regulation: 24 CFR 291.400.

Project/Activity: The Anoka County Community Action Program requested a waiver of the 24 month residency for a tenant in a single family property leased under the single family property disposition homeless program.

Nature of Requirement: The regulations at 24 CFR 291.400 prohibit a non-profit organization or a community participating in the Single Family Property Disposition Leasing Program from extending a lease to the same tenant for a period beyond 24 months.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: March 27, 1995.

Reasons Waived: The waiver will allow a formerly homeless family more time to find permanent housing.

21. Regulation: 24 CFR 511.10(b)(1)

Project/Activity: The City of Greensboro, North Carolina requested a waiver of 24 CFR 511.10(b)(1) of the Rental Rehabilitation regulations so that less than 70 of its funds are used to rehabilitate units containing two or more bedrooms.

Nature of Requirement: 24 CFR 511.10(b)(1) requires that 70 percent of annual grants be used to rehabilitate units containing two or more bedrooms.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: January 31, 1995.

Reasons Waived: It was determined that the City was not able to meet the 70 percent standard because of the type of housing stock available in the jurisdiction.

22. Regulation: 24 CFR 511.75(e).

Project/Activity: New York City, New York requested a waiver of the program closeout requirements of the Rental Rehabilitation program.

Nature of Requirement: The regulations at 24 CFR 511.75(e) state after the final draw of Rental Rehabilitation funds a project completion report must be submitted to HUD within 90 days.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: March 23, 1995.

Reasons Waived: The extension will allow for the completion of the sale of the cooperative units. It was determined that undue hardship would have resulted from applying § 511.75(e) requirements to the subject project and adversely affect the purposes of the Rental Rehabilitation program.

23. Regulation: 24 CFR 570.200(h).

Project/Activity: The City of Yonkers, New York requested a waiver of 24 CFR

570.200(h) regarding reimbursement of pre-agreement costs for the Messiah Baptist Project, a 129 unit-housing complex.

Nature of Requirement: Under the regulations a locality is precluded from obligating CDBG funds before grant award.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: February 16, 1995.

Reasons Waived: HUD determined that failure to grant the waiver would cause hardship and adversely affect the purposes of the Act. The waiver of the limitations on pre-agreement costs at 24 CFR 570.200 (h) will permit the reimbursement of local funds, for the Messiah Baptist Project, a 129 unit-housing complex, with FY 1995 and 1996 CDBG funds.

24. Regulation: 24 CFR 570.200(h) & 570.200 (a)(5).

Project/Activity: Suffolk County, New York requested a waiver of 24 CFR 570.200(h) & 570.200(a)(5) regarding reimbursement of pre-agreement costs to permit the Town of Riverhead to proceed with the acquisition, demolition and clearance of vacant, abandoned, and deteriorated properties and complete construction of a parking lot as part of its Main Street revitalization project.

Nature of Requirement: Under the regulations a locality is precluded from obligating CDBG funds before grant award.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: March 16, 1995.

Reasons Waived: HUD determined that failure to grant the waiver would cause hardship and adversely affect the purposes of the Act. The waiver of the limitations on pre-agreement costs at 24 CFR 570.200(h) & 570.200(a)(5) will permit the reimbursement of local funds, for the Main Street revitalization project, which serves a low- and moderate-income area, with FY 1995, FY 1996, FY 1997, FY 1998 and FY 1999 CDBG funds.

25. Regulation: 24 CFR 570.200(h) & 570.200 (a)(5).

Project/Activity: Wayne County, Michigan requested a waiver of 24 CFR 570.200(h) & 570.200(a)(5) regarding reimbursement of pre-agreement costs to permit the City of Melvindale, Michigan to accelerate improvements to a local swimming pool and recreation building in time for the 1995 summer season.

Nature of Requirement: Under the regulations a locality is precluded from obligating CDBG funds before grant award.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: March 30, 1995.

Reasons Waived: HUD determined that failure to grant the waiver would cause hardship and adversely affect the purposes of the Act. The waiver of the limitations on pre-agreement costs at 24 CFR 570.200(h) & 570.200(a)(5) will permit the reimbursement of local funds, for improvements to a swimming pool and recreation building, which serves a low- and moderate-income area, with FY 1995 CDBG funds.

26. Regulation: 24 CFR 570.207(a)(1).

Project/Activity: The City of Buena Park, California requested a waiver of restrictions on the use of CDBG funds for the repair or reconstruction of buildings for the general conduct of government to permit CDBG funds of be used to repair City Hall buildings.

Nature of Requirement: The Multifamily Housing Property Disposition Reform Act of 1994 (Public Law 103-233) (42 U.S.C 5321) authorized the Secretary to suspend statutory requirements for use of CDBG funds in disaster areas.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: January 12, 1995.

Reasons Waived: It was determined that the City met the requirement of 42 U.S.C. 5321, and hereby suspended the requirements at 42 U.S.C 5305 (a)(2) and 24 CFR 570.207(a)(1) to permit CDBG funds to be used to repair a City Hall.

27. Regulation: 24 CFR 570.606 (c)(3)(v).

Project/Activity: The City of Lawrence, Massachusetts requested a waiver of 24 CFR 570.606 (c)(3)(v) to allow the demolition of building destroyed by fire.

Nature of Requirement: The regulations at 24 CFR 570.606 (c)(3)(v) require one for one replacement of vacant occupiable low and moderate income dwelling units.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development

Date Granted: January 14, 1995.

Reasons Waived: It was determined that failure to grant a waiver of the regulations at 24 CFR 570.606 (c)(3)(v) would cause undue hardship and adversely affect the purposes of the Act.

28. Regulation: 24 CFR 576.21.

Project/Activity: The State of Wisconsin requested a waiver of the Emergency Shelter Grants regulations at 24 CFR 576.21.

Nature of Requirement: The community requested a waiver of the cap of essential services placed on ESG funds.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: March 27, 1995.

Reasons Waived: Under the Stewart B. McKinney Homeless Assistance Act, amended by the National Affordable Housing Act, the 30 cap percent cap on essential services may be waived if the grantee "demonstrates that the other eligible activities under the program are already being carried out in the locality with other resources". The State certified that its own shelters and non-profit shelters have developed sufficient capacity to provide for every family that needs shelter therefore it was determined that the waiver was appropriate.

29. Regulation: 24 CFR 576.21.

Project/Activity: The City of Lancaster, Pennsylvania requested a waiver of the Emergency Shelter Grants regulations at 24 CFR 576.21.

Nature of Requirement: The community requested a waiver of the cap of essential services placed on ESG funds.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: March 30, 1995.

Reasons Waived: Under the Stewart B. McKinney Homeless Assistance Act, amended by the National Affordable Housing Act, the 30 cap percent cap on essential services may be waived if the grantee "demonstrates that the other eligible activities under the program are already being carried out in the locality with other resources". The City provided an analysis that demonstrated that other categories of ESG activities will be carried out locally with other resources, therefore, it was determined that the waiver was appropriate.

30. Regulation: 24 CFR 583.150.

Project/Activity: The waiver request is to allow 20 residents of the WINGS Program of the YWCA in Columbus, Ohio, 1988 SHPD Transitional Housing program, to temporarily relocate, for approximately 18 months, to a public housing project.

Nature of Requirement: The regulations at 24 CFR 583.150 state that HUD will not assist a facility with Transitional Housing funds if residents of the structure receive assistance under the United States Housing Act of 1937.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: January 12, 1995.

Reasons Waived: It was determined to be in the best interest of the residents of the transitional housing facility that they relocate to the Taylor Terrace public housing project for 18 months.

31. Regulation: 24 CFR 583.305.

Project/Activity: A non-profit organization received Transitional Housing Demonstration Program funds to convert ten units located at 325 & 331 E. Long Street in Columbus Ohio, into transitional housing.

Nature of Requirement: The regulations require that all recipients receiving assistance for acquisition, rehabilitation or new construction under the Transitional Housing Demonstration Program, must agree to provide transitional housing for a period of 10 years.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: February 16, 1995.

Reasons Waived: The rule allows a grant recipient to obtain a waiver from the requirement to continue to use the structure for transitional housing if it is used for an approved alternative charitable purpose. The recipient intends to use the structure as an emergency shelter for families, therefore, the waiver was approved.

32. Regulation: 24 CFR 882.408(b).

Project/Activity: The City of Cincinnati requested a waiver which would allow the City to utilize a gross rent for one of its Shelter Plus Care projects that would exceed the applicable Fair Market Rent limitation permitted in its agreement with HUD.

Nature of Requirement: The SRO regulations at 24 CFR 882.408(b) state that the initial gross rent for any project must not exceed the moderate rehabilitation FMR applicable to the unit on the date the agreement is executed.

Granted by: Andrew Cuomo, Assistant Secretary for Community Planning & Development.

Date Granted: March 7, 1995.

Reasons Waived: It was determined that the City had taken all reasonable actions to reduce the gross rents to within the applicable FMR. So for project development to proceed the FMR was increased beyond the amount stated in the agreement.

Note to Reader: The person to be contacted for additional information about these waiver-grant items in this listing is: Kevin E. Marchman, Deputy Assistant Secretary, Office of Distresses and Troubled, Housing Recovery, Office of Public and Indian Housing, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410, (202) 401-8812.

33. Regulation: 24 CFR 968.315(b)(2).

Project/Activity: Comprehensive Grant Program, Housing Authority of the City of Atlanta (HACA).

Nature of Requirement: Requires a public housing authority (PHA) to submit an appeal, in writing, of its formula amount if it determines that "unique circumstances" exist that justify an adjustment to its formula amount. Also, requires HUD to publish in the **Federal Register** a description of facts supporting any successful appeal based upon "unique circumstances".

Granted by: Joseph Shuldiner, Assistant Secretary for Public and Indian Housing.

Date Granted: August 15, 1994 (Funds were provided on January 17, 1995 from the FFY 1995 appropriations).

Reason Waived: The HACA basis for its appeal was the fact that construction costs in the Atlanta area increased by approximately 15 percent due to the massive amount of construction associated with the pending 1996 Summer Olympic Games. Also, the HACA anticipated extensive costs related to problems with soil contamination at its Herndon Homes public housing development. Therefore, \$4 million for the HACA on the basis of unique circumstances was approved as follows: \$3 million because the cost of construction in the Atlanta area increased very rapidly because of the Summer Olympic Games and the HACA was unable to complete necessary work items within the approved budget; and \$1 million for remediation measures associated with the soil contamination at Herndon Homes.

34. Regulation: 24 CFR 970.11(h).

Project/Activity: Public Housing Demolition/Disposition, Project Number IL 2-27 and 2-54, Chicago Housing Authority (CHA).

Nature of Requirement: Requires public housing authorities (PHA) to have a site and neighborhood standards assessment completed by the Department of the site selected for replacement housing.

Granted By: Joseph Shuldiner, Assistant Secretary for Public and Indian Housing.

Date Granted: September 1, 1994.

Reason Waived: The waiver allows the PHA to delay the completion of the site and neighborhood standards assessment until the appropriate time required under the public housing development program. Therefore, the requirement will still be met but not at the time the PHA is applying for approval of a demolition or disposition action. This policy is the same as the new policy contained in a final regulation on

demolition/disposition which at the time of the waiver had been approved by OMB and was awaiting approval by the Secretary. Subsequently, the final regulation was published in the **Federal Register** on January 18, 1995, and became effective on February 17, 1995.

35. Regulation: 24 CFR 970.11(h).

Project/Activity: Public Housing Demolition/Disposition, Project Number PA 26-P002-010, Philadelphia Housing Authority (PHA).

Nature of Requirement: Requires public housing authorities (PHA) to have a site and neighborhood standards assessment completed by the Department of the site selected for replacement housing.

Granted By: Joseph Shuldiner, Assistant Secretary for Public and Indian Housing.

Date Granted: September 13, 1994.

Reason Waived: The waiver allows the PHA to delay the completion of the site and neighborhood standards assessment until the appropriate time required under the public housing development program. Therefore, the requirement will still be met but not at the time the PHA is applying for approval of a demolition or disposition action. This policy is the same as the new policy contained in a final regulation on demolition/disposition which at the time of the waiver had been approved by OMB and was awaiting approval by the Secretary. Subsequently, the final regulation was published in the **Federal Register** on January 18, 1995, and became effective on February 17, 1995.

36. Regulation: 24 CFR 970.11(h).

Project/Activity: Public Housing Demolition/Disposition, Project Number TX21-P005-006, Housing Authority of the City of Houston, (HACH).

Nature of Requirement: Requires public housing authorities (PHA) to have a site and neighborhood standards assessment completed by the Department of the site selected for replacement housing.

Granted by: Joseph Shuldiner, Assistant Secretary for Public and Indian Housing

Date Granted: September 26, 1994.

Reason Waived: The waiver allows the PHA to delay the completion of the site and neighborhood standards assessment until the appropriate time required under the public housing development program. Therefore, the requirement will still be met but not at the time the PHA is applying for approval of a demolition or disposition action. This policy is the same as the new policy contained in a final regulation on demolition/disposition which at the time of the waiver had been approved by OMB and was awaiting approval by the Secretary. Subsequently, the final regulation was published in the **Federal Register** on January 18, 1995, and became effective on February 17, 1995.

37. Regulation: 24 CFR 970.11(h).

Project/Activity: Public Housing Demolition/Disposition, Project Number DC1-01, Department of Public and Assisted Housing (DPAH).

Nature of Requirement: Requires public housing authorities (PHA) to have a site and neighborhood standards assessment completed by the Department of the site selected for replacement housing.

Granted by: Joseph Shuldiner, Assistant Secretary for Public and Indian Housing
Date Granted: November 30, 1994.

Reason Waived: The waiver allows the PHA to delay the completion of the site and neighborhood standards assessment until the appropriate time required under the public housing development program. Therefore, the requirement will still be met but not at the time the PHA is applying for approval of a demolition or disposition action. This policy is the same as the new policy contained in a final regulation on demolition/disposition which at the time of the waiver had been approved by OMB and was awaiting approval by the Secretary. Subsequently, the final regulation was published in the **Federal Register** on January 18, 1995, and became effective on February 17, 1995.

38. Regulation: 24 CFR 970.11(h).
Project/Activity: Public Housing Demolition/Disposition, Project Number MI1-034, Detroit Housing Department (HD).
Nature of Requirement: Requires public housing authorities (PHA) to have a site and neighborhood standards assessment completed by the Department of the site selected for replacement housing.

Granted by: Joseph Shuldiner, Assistant Secretary for Public and Indian Housing.
Date Granted: December 8, 1994.
Reason Waived: The waiver allows the PHA to delay the completion of the site and neighborhood standards assessment until the appropriate time required under the public housing development program. Therefore, the requirement will still be met but not at the time the PHA is applying for approval of a demolition or disposition action. This policy is the same as the new policy contained in a final regulation on demolition/disposition which at the time of the waiver had been approved by OMB and was awaiting approval by the Secretary. Subsequently, the final regulation was published in the **Federal Register** on January 18, 1995, and became effective on February 17, 1995.

39. Regulation: 24 CFR 970.11(h).
Project/Activity: Public Housing Demolition/Disposition, Project Number MI1-034, Detroit Housing Department (DHD FL 5-53B, Dade County Housing Authority (DCHA)).

Nature of Requirement: Requires public housing authorities (PHA) to have a site and neighborhood standards assessment completed by the Department of the site selected for replacement housing.

Granted by: Joseph Shuldiner, Assistant Secretary for Public and Indian Housing.
Date Granted: December 12, 1994.

Reason Waived: The waiver allows the PHA to delay the completion of the site and neighborhood standards assessment until the appropriate time required under the public housing development program. Therefore, the requirement will still be met but not at the time the PHA is applying for approval of a demolition or disposition action. This policy is the same as the new policy contained in a final regulation on demolition/disposition which at the time of the waiver had been approved by OMB and was awaiting approval by the Secretary.

Subsequently, the final regulation was published in the **Federal Register** on January 18, 1995, and became effective on February 17, 1995.

40. Regulation: 24 CFR 970.11(h).
Project/Activity: Public Housing Demolition/Disposition, Project Number IL2-20, Chicago Housing Authority (CHA).

Nature of Requirement: Requires public housing authorities (PHA) to have a site and neighborhood standards assessment completed by the Department of the site selected for replacement housing.

Granted by: Joseph Shuldiner, Assistant Secretary for Public and Indian Housing.

Date Granted: December 20, 1994.
Reason Waived: The waiver allows the PHA to delay the completion of the site and neighborhood standards assessment until the appropriate time required under the public housing development program. Therefore, the requirement will still be met but not at the time the PHA is applying for approval of a demolition or disposition action. This policy is the same as the new policy contained in a final regulation on demolition/disposition which at the time of the waiver had been approved by OMB and was awaiting approval by the Secretary. Subsequently, the final regulation was published in the **Federal Register** on January 18, 1995, and became effective on February 17, 1995.

[FR Doc. 95-16334 Filed 7-3-95; 8:45 am]

BILLING CODE 4210-32-P

DEPARTMENT OF THE INTERIOR

Bureau of Land Management

[AK-963-1410-00-P, and F-14830-A]

Alaska Native Claims Selection

In accordance with Departmental regulation 43 CFR 2650.7(d), notice is hereby given that a decision to issue conveyance under the provisions of Sec. 14(a) of the Alaska Native Claims Settlement Act of December 18, 1971, 43 U.S.C. 1601, 1613(a), will be issued to Nerklukmute Native Corporation for 8,204.45 acres. The lands involved are in the vicinity of Andreafsky, Alaska, and are located within T. 21 N., Rs. 75 and 76 W., Seward Meridian, Alaska.

A notice of the decision will be published once a week, for four (4) consecutive weeks, in the Tundra Drums. Copies of the decision may be obtained by contacting the Alaska State Office of the Bureau of Land Management, 222 West Seventh Avenue, #13, Anchorage, Alaska 99513-7599 ((907) 271-5960).

Any party claiming a property interest which is adversely affected by the decision, an agency of the Federal government or regional corporation, shall have until August 4, 1995 to file an appeal. However, parties receiving

service by certified mail shall have 30 days from the date of receipt to file an appeal. Appeals must be filed in the Bureau of Land Management at the address identified above, where the requirements for filing an appeal may be obtained. Parties who do not file an appeal in accordance with the requirements of 43 CFR Part 4, Subpart E, shall be deemed to have waived their rights.

Heather A. Coats,

Land Law Examiner, Branch of Southwest Adjudication.

[FR Doc. 95-16397 Filed 7-3-95; 8:45 am]

BILLING CODE 4310-JA-P

[UT-05-942-5700-00]

Proposed Plan Amendment; Virgin River Management Framework Plan

AGENCY: Bureau of Land Management, Interior.

ACTION: Notice of availability.

SUMMARY: This notice is to advise the public that the proposed planning amendment and associated environmental assessment for the Virgin River Management Framework Plan, Dixie Resource Area, Cedar City District, have been completed. The proposed decision provides for the classification of 248.58 acres of public land as suitable for Recreation and Public Purposes. The following described lands would be affected:

Salt Lake Meridian

T. 42 S., R. 14 W.,

Sec. 3, lots 6, 7, 9-11, 18, and 20.

DATES: Protests should be received by August 4, 1995.

ADDRESSES: Protests should be sent to the Director, Bureau of Land Management (760), MS 406 LS, 1849 C Street, NW, Washington D.C. 20240.

FOR FURTHER INFORMATION CONTACT: Randy Massey, Realty Specialist, Dixie Resource Area, Bureau of Land Management, 345 E. Riverside Drive, St. George, Utah 84770, (801) 673-4654 ext. 274.

SUPPLEMENTARY INFORMATION: This plan amendment is necessary because the lands identified are not currently identified for disposal in the existing Virgin River Management Framework Plan. The proposed plan amendment would allow Washington County to lease 248.58 acres of land, under the Recreation and Public Purposes Act, for use as a fairground, race track, and associated facilities. Once development is completed, the land could be conveyed to the County. There were no significant impacts identified in the