

2022 DSHA Waiver Summary		
Project	Waiver Request	DSHA Response
The Flats, Phase V	The waiver request is to allow smaller square footage for one-bedroom and two-bedroom units that will receive the HUD 202 Capital grant and PRAC subsidies. HUD requires 540 square feet for a one-bedroom unit and 800 square feet for a two-bedroom unit. The DSHA requirement is 700 square feet for a one-bedroom unit and 850 square feet for a two-bedroom unit.	DSHA has approved the waiver request for the 41 PRAC 202 units only. The remainder of the one-bedroom and two-bedroom units for The Flats, Phase V must meet DSHA's minimum square footage requirements.
Villa Maria	The waiver request is to allow smaller square footage for one-bedroom units due to the receipt of the HUD 202 Capital grant and PRAC subsidies. HUD requires 540 square feet for a one-bedroom unit and the DSHA requirement is 700 square feet for a one-bedroom unit.	DSHA has approved the request for the 24 PRAC 202 units only. The remainder of the one-bedroom units for Villa Maria must meet DSHA's minimum square footage requirements.
Dunbarton Station II	Dunbarton Oaks II has only 24 units and, with the increased construction cost environment, DSHA's exception to the Eligible Basis limitations for USDA projects does not provide enough relief. The project is only feasible with a full complement amount of credits eligible under the LIHTC program. Specifically, the waiver request is to waive DSHA's Eligible Basis Limitations which are based on HUD's Section 234 Basic Mortgage Limits.	DSHA has approved this request for this project only.
Owens/Queen Manor	The 2021-2022 DSHA requirements call for all units to be equipped with a dishwasher, reference <i>section 18(g) Appliances in the Minimum Construction Standards</i> . The existing apartment units at Queen Manor Dover, DE do not currently have dishwashers. The compact kitchens have very limited space for casework, specifically base cabinets. The addition of a dishwasher would further reduce the amount of base cabinets leaving space for only a single 12" cabinet. The request takes the unit as a whole into consideration relative to the overall need for storage.	DSHA has approved the waiver request. This waiver does not apply to units in Owens Manor which are currently equipped with dishwashers.