

EXCEPTIONS TO ANY CODE OR STANDARD, WITH THE APPROVAL OF THE LOCAL ENFORCEMENT AUTHORITY WHEN NECESSARY TO PRESERVE THE HISTORIC OR ARCHITECTURAL VALUE OF ANY BUILDING UNDERGOING REHABILITATION PURSUANT TO THIS SECTION.

(6) "BUILDING" MEANS ANY STRUCTURE WHICH, AFTER REHABILITATION, PROVIDES ONE TO FOUR DWELLING UNITS, OR WHICH SERVES THE NONRESIDENTIAL COMMERCIAL, BUSINESS, OR SOCIAL NEEDS OF THE COMMUNITY WHERE IT IS LOCATED, SO AS TO ~~[[COMPLIMENT]]~~ COMPLEMENT OR ENHANCE THE ECONOMIC FEASIBILITY OF HOUSING REHABILITATION IN THAT COMMUNITY.

(7) "SPONSOR" MEANS AN OWNER WHO RECEIVES A LOAN TO REHABILITATE A BUILDING FOR RESIDENTIAL RENTAL PURPOSES, FOR NONRESIDENTIAL PURPOSES, OR FOR BOTH. A SPONSOR SHALL AGREE THAT ALL DWELLING UNITS REHABILITATED WITH THE PROCEEDS OF THE LOAN SHALL BE OCCUPIED BY FAMILIES OF LIMITED INCOME FOR AT LEAST FIVE YEARS AFTER THE REHABILITATION OF THOSE UNITS IS COMPLETED. THE SECRETARY SHALL ESTABLISH NEED CRITERIA FOR THE SPONSOR AND THE SPONSOR MUST HAVE BEEN DENIED A LOAN FROM AT LEAST TWO PRIVATE LENDING INSTITUTIONS BEFORE HE CAN QUALIFY

(8) "FUND" MEANS THE NET PROCEEDS OF STATE BONDS DESIGNATED FOR THE PURPOSE OF THIS ACT.

(9) "POLITICAL SUBDIVISION" MEANS ANY MUNICIPAL CORPORATION IN MARYLAND SUBJECT TO THE PROVISIONS OF ARTICLE 11E OF THE CONSTITUTION, THE MAYOR AND CITY COUNCIL OF BALTIMORE, AND ANY OF THE TWENTY-THREE COUNTIES IN MARYLAND.

(C) THE MARYLAND HOUSING REHABILITATION PROGRAM IS CREATED.

(1) THE DEPARTMENT SHALL OPERATE THE PROGRAM, AND MAKE REHABILITATION LOANS FROM THE FUND UNDER THE PROVISIONS OF THIS SECTION.

(2) THE DEPARTMENT SHALL ALLOCATE AND ANNUALLY REALLOCATE THE FUND, AMONG THE COUNTIES, TO ENSURE THAT ALL AREAS OF MARYLAND ARE SERVED, TAKING INTO ACCOUNT (I) THE NUMBER OF FAMILIES OF LIMITED INCOMES IN THE COUNTY, (II) THE NEED FOR REHABILITATION OF BUILDINGS IN THE COUNTY, (III) THE EXTENT OF THE CAPABILITY OF THE COUNTY TO ADMINISTER A REHABILITATION PROGRAM, AND (IV) ANY OTHER CRITERIA THE DEPARTMENT DEEMS RELEVANT TO ENSURE FAIR AND EQUITABLE DISTRIBUTION OF FUNDS AMONG THE COUNTIES. IN MAKING ITS ALLOCATIONS, THE DEPARTMENT MAY INITIALLY ALLOCATE ON A COUNTY-WIDE BASIS, AND THEN MAKE SUBALLOCATIONS AMONG PARTICIPATING POLITICAL SUBDIVISIONS