

federal housing legislation) whose incomes do not exceed limits established by the Secretary, taking into consideration factors including (i) the amount of the total income of the family available for housing needs, (ii) the size of the family, (iii) the cost and condition of available housing facilities, (iv) the ability of the family to compete successfully in the private housing market, and (v) standards and definitions established for pertinent federal and Maryland housing programs. The Secretary may waive income limits as to borrowers or occupants, for loans to rehabilitate buildings of historic or architectural significance as defined by the State historical preservation officer.

(5) "Rehabilitation" means the repair, reconstruction, renovation, redevelopment, or improvement of an existing building to restore it to a decent, safe, and sanitary condition in accordance with applicable construction, health, safety, fire, occupancy, and other codes and standards, to ensure that the building can be maintained in that condition, and to improve the general utility and attractiveness of the building. [Applicable] EXCEPT AS PROVIDED IN § 257L(D), APPLICABLE codes and standards shall be those in force in the political subdivision where the building is located. If the political subdivision lacks codes and standards deemed sufficient by the Secretary to promote the objects of this section, the Department may by regulation prescribe codes and standards which shall apply in that subdivision solely for purposes of this section. The Secretary may allow 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. "Rehabilitation" includes the provision of utility submetering for units in a residential rental building.

(6) "Building" means any structure which, after rehabilitation, provides one to 20 dwelling units or which serves the nonresidential commercial, business, or social needs of the community where it is located, so as to complement or enhance the economic feasibility of housing rehabilitation in that community. At least 20 percent of each allocation of moneys from the fund statewide for rehabilitation of residential rental buildings shall be for buildings providing four or less dwelling units.

(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 at least two thirds of 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