

(2) adopt policies and procedures that encourage partnership rental housing throughout the State; and

(3) adopt regulations to carry out the Program, including regulations that [set minimum and maximum] SPECIFY CRITERIA FOR local contributions to the cost of [each successive] partnership [project] PROJECTS undertaken by a political subdivision or housing authority [based on the fiscal capacity of the political subdivision or housing authority, as provided in § 4-1207(a)(8) of this subtitle].

4-1206.

A household qualifies as a household of lower income:

(1) for initial occupancy, if the gross annual income of the household does not exceed:

(i) 50% of the statewide median income for a household of like size; or

(ii) a lower income level that the Secretary establishes for a particular partnership project OR FOR A UNIT OF PARTNERSHIP RENTAL HOUSING TO BE OCCUPIED BY ONE OR MORE INDIVIDUALS WITH DISABILITIES OR SPECIAL NEEDS; and

(2) for continuing occupancy, if the gross annual income for the household does not exceed the greater of:

(i) [140% of initial occupancy limits for partnership projects for the year of continuing occupancy] AN INCOME LEVEL THAT THE SECRETARY ESTABLISHES; and

(ii) an applicable federal requirement.

4-1207.

(a) [The] EXCEPT AS PROVIDED IN SUBSECTION (C) OF THIS SECTION, THE Department may approve an application for a proposed partnership project only if:

(1) the application is authorized by the chief elected official of the political subdivision or, if there is no chief elected official, by the governing body of the political subdivision in which the project is located;

(2) the political subdivision or housing authority:

(i) contributes from nonstate sources the land for the partnership rental housing; [or]

(ii) funds the part of the acquisition cost of the property that is attributable to the value of the land; OR

(III) MAKES A CONTRIBUTION UNDER § 4-1208(D)(2) OF THIS SUBTITLE THAT EQUALS OR EXCEEDS THE VALUE OF THE LAND;