

authority when necessary to preserve the historic or architectural value of any building undergoing rehabilitation pursuant to this section.

[(iii)] (3) "Rehabilitation project" includes the provision of utility submetering for units in a residential rental building.

[(16)] (P) "Shared housing" means a single-family, owner-occupied dwelling unit adapted for common and shared living use by the owner-occupant and another family of limited income.

[(17)] (Q) "Sheltered housing" means a single-family, owner-occupied dwelling that accommodates the owner-occupant and provides sleeping and living facilities, meals and assistance with daily activities for a rental fee to not more than 15 elderly, disabled, or handicapped persons residing in the dwelling.

[(18)] (R) "Special loan programs" means the Nonprofit Rehabilitation Program, the Accessory, Shared and Sheltered Housing Program, the Lead Paint Abatement Program, the Indoor Plumbing Program, the Migratory Worker Housing Facilities Program, and the Livability Code Rehabilitation Program.

[(19)] (S) "Special loans" means loans made under the special loan programs.

[(20)] (T) "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] 5 years after the rehabilitation of those units is completed. The Secretary shall establish need criteria for the sponsor to ensure the maximum use of any available private financing. To qualify for a loan, except for special loans, a sponsor must have been denied a loan by a private lending institution, or else have received a commitment from a private lending institution for less than the amount of funds necessary for the rehabilitation. If a portion of rehabilitation is to be financed by a private lending institution, the Department shall require that the sponsor utilize the maximum amount of private financing which the project can support without impairing the feasibility of the project and, if residential, of providing affordable housing to limited-income tenants.

[(c)] 2-303. (A) [The] THERE IS A Maryland Housing Rehabilitation Program [is created]. Except as otherwise specifically provided, the provisions of this [subsection] SECTION shall not apply to special loans.