

a lead-safe environment is desirable, and a proper public purpose for which public money may be expended; and

(II) THAT THE PRESENCE OF RADON GAS AND ASBESTOS IS A MAJOR DETRIMENT TO THE HEALTH AND SAFETY OF RESIDENTS OF THIS STATE, AND THE REDUCTION AND ELIMINATION OF RADON GAS AND ASBESTOS BY MODIFYING BUILDINGS TO PROVIDE A HEALTHIER AND SAFER ENVIRONMENT IS DESIRABLE AND A PROPER PUBLIC PURPOSE FOR WHICH PUBLIC MONEY MAY BE EXPENDED ON A PILOT PROGRAM BASIS; AND

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(a) In this subtitle the following terms have the meanings indicated.

(b) "Accessory housing" means a dwelling unit with complete, independent sleeping, cooking and living facilities which is [within] WITHIN, or attached [to] TO, OR ON THE SAME PARCEL AS, and subordinate TO, but under the same ownership [as] AS, a single-family, owner-occupied dwelling.

(c) "Building" means any structure which, after rehabilitation, provides one to 100 dwelling units or provides congregate or group housing or temporary shelters and related services for low-income, elderly, handicapped, homeless or otherwise disadvantaged individuals, 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. "Building" does not include any structure which provides group housing unless the group housing is provided by an owner-occupant or a nonprofit sponsor. At least 25 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.

(d) "County" includes Baltimore City.

(e) "Families of limited income" means persons and families (including those defined as "elderly" in federal housing legislation) whose incomes do not exceed limits established by the Secretary, taking into consideration factors including (1) the amount of the total income of the family available for housing needs, (2) the size of the family, (3) the cost and condition of available housing facilities, (4) the ability of the family to compete successfully in the private housing market, and (5) standards and definitions established for pertinent federal and State 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.